



MUNICIPAL DISTRICT OF GREENVIEW No. 16

COMMITTEE OF THE WHOLE MEETING AGENDA

Tuesday, May 17, 2022

9:00 am

Valleyview
Administration Building

#1 CALL TO ORDER

#2 ADOPTION OF AGENDA

#3	MINUTES	3.1 Committee of the Whole Meeting minutes held April 19, 2022	3
		3.2 Business Arising from the Minutes	
#4	DELEGATION		
	9:05 a.m.	4.1 Heart River Housing Delegation	9
	9:25 a.m.	4.2 Grande Spirit Foundation Presentation	24
	9:40 a.m.	4.3 DeBolt Seniors Housing Presentation	37
	10:10 a.m.	4.4 Mountain Metis Nation Association	50
	10:30 a.m.	4.5 Grande Prairie Palliative Care Society Presentation	74
	10:50 a.m.	4.6 SARDA Collaborative Construction Opportunities	76
	11:10 a.m.	4.7 Community Futures Grande Prairie & Region Presentation	93
	11:30 a.m.	4.8 Swan City Snowmobile Club Delegation	122
	1:00 p.m.	4.9 Accurate Assessment Group Ltd. – 2022 Annual Assessment Presentation	144
	1:20 p.m.	4.10 Assessment Services Branch, 2022 Linear & Designated Industrial Property Assessment Presentation	181
		4.11 Fox Creek Multiplex Renovation	197

#5	NEW BUSINESS	
	5.1 Grande Cache Community Events Centre	456
	5.2 Action List	459
#6	CLOSED SESSION	
#7	ADJOURNMENT	

Minutes of a
COMMITTEE OF THE WHOLE MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Grande Cache Public Service Building
Grande Cache, AB on Tuesday, April 19, 2022

1:
CALL TO ORDER

Deputy Reeve Bill Smith called the meeting to order at 9:00 a.m.

PRESENT

Ward 8	Deputy Reeve Bill Smith
Ward 1	Councillor Winston Delorme
Ward 2	Councillor Ryan Ratzlaff
Ward 3	Councillor Sally Rosson
Ward 4	Councillor Dave Berry
Ward 5	Councillor Dale Smith
Ward 6	Councillor Tom Burton
Ward 7	Councillor Jennifer Scott
Ward 8	Councillor Christine Schlieff
Ward 9	Councillor Duane Didow
Ward 9	Reeve Tyler Olsen

ATTENDING

Chief Administrative Officer	Stacey Wabick
Director Community Services	Michelle Honeyman
Director, Corporate Services	Ed Kaemingh
Director Infrastructure & Planning	Roger Autio
Manager Communications & Marketing	Stacey Sevilla
Recording Secretary	Wendy Holscher/Natalie Bartlett

#2:
AGENDA

MOTION: 22.04.31 Moved by: COUNCILLOR SALLY ROSSON
That the Tuesday, April 19, 2022, Committee of the Whole agenda be adopted.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

#3.1
COMMITTEE OF THE
WHOLE MINUTES

MOTION: 22.04.32 Moved by: COUNCILLOR TOM BURTON

That the Minutes of the Committee of the Whole meeting held on February 15, 2022, be adopted as amended.

- Change Councillor Olsen to read Reeve Olsen

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

#3.2
BUSINESS ARISING
#4
DELEGATIONS

4.0 DELEGATIONS

4.1 Willmore Wilderness Foundation Delegation

Willmore Wilderness
Foundation

MOTION: 22.04.33 Moved by: COUNCILLOR TOM BURTON

That Committee of the Whole accept the Wilmore Wilderness Foundation presentation for information as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

4.2 Little Critters Delegation

Little Critters
Delegation

MOTION: 22.04.34 Moved by: REEVE TYLER OLSEN

That Committee of the Whole accept the presentation from Little Critters, for information, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

Alta Environment &
Parks Delegation

4.3 Alberta Environment and Parks Delegation

MOTION: 22.04.35 Moved by: COUNCILLOR DALE SMITH

That Committee of the Whole accept the presentation on the Wapiti Corridor Recreation Plan by Alberta Environment and Parks, for information, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

Safer Roads Coalition

4.4 Safer Roads Coalition

MOTION: 22.04.36 Moved by: COUNCILLOR JENNIFER SCOTT

That Committee of the Whole accept the presentation from the Safer Alberta Roads Coalition for information, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

Deputy Reeve Bill Smith recessed the meeting at 10:46 a.m.
Deputy Reeve Bill Smith reconvened the meeting at 10:58 a.m.

Valory Resources

4.5 Valory Resources

MOTION: 22.04.37 Moved by: COUNCILLOR WINSTON DELORME

That Committee of the Whole accept the presentation from Valory Resources as information, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

Deputy Reeve Bill Smith recessed the meeting at 11:45 a.m.
Deputy Reeve Bill Smith reconvened the meeting at 12:30 p.m.

Software Replacement
Project

5.0 New Business

5.1 Software Replacement Project

MOTION: 22.04.38 Moved by: COUNCILLOR SALLY ROSSON

That Committee of the Whole accept the presentation on software replacement components for information, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

Contacting Safety
software program

5.2 Contractor Safety Software Program

MOTION: 22.04.39 Moved by: COUNCILLOR WINSTON DELORME

That Committee of the Whole accept the information comparing two contractor software programs, Avetta and Comply Works, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

Grovedale Area
Structure plan

5.3 Grovedale Area Structure Plan Options 2022

MOTION: 22.04.40 Moved by: REEVE TYLER OLSEN

That Committee of the Whole accept Administration's presentation on the Grovedale Area Structure Plan 2018, Options 2022 for information, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

Deputy Reeve Bill Smith recessed the meeting at 1:59 p.m.

Deputy Reeve Bill Smith reconvened the meeting at 2:14 p.m.

Greenview Grant
Program

5.4 Greenview Grant Program Presentation

MOTION: 22.04.41 Moved by: COUNCILLOR DALE SMITH

That Committee of the Whole accept the Greenview Grant Program presentation from Community Services, as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

MOTION: 22.04.42 Moved by: COUNCILLOR DAVE BERRY

That Committee of the Whole recommend Council direct Administration to proceed with the Greenview Grant Program at the May 10, 2022, Council meeting.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

5.5 Action List

MOTION: 22.04.43 Moved by: COUNCILLOR TOM BURTON

That Committee of the Whole, accept the action list for information as presented.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

6.0 CLOSED SESSION

CLOSED SESSION

#7
ADJOURNMENT

7.0 ADJOURNMENT

ADJOURN

MOTION: 22.04.44 Moved by: REEVE TYLER OLSEN
That this Committee of the Whole meeting adjourn at 3:05 p.m.

For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.

CARRIED

CHIEF ADMINISTRATIVE OFFICER

CHAIR



REQUEST FOR DECISION

SUBJECT: Heart River Housing Presentation

SUBMISSION TO: COMMITTEE OF THE WHOLE

MEETING DATE: May 17, 2022

DEPARTMENT: COMMUNITY SERVICES

STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION

CAO: SW

DIR: MH

LEG: SS

MANAGER:

PRESENTER:

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation from the Heart River Housing for information, as presented.

BACKGROUND/PROPOSAL:

Heart River Housing will provide a presentation to Committee of the Whole regarding the projects, and operations of their organization in Greenview and area.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is that Committee of the Whole will be provided updated information on the operations of Heart River Housing and the service(s) provided to Greenview residents.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Affordable housing Strategy
- Board Orientation
- Service Area (Electoral Map)

Alberta Seniors and Housing has completed a review of housing programs in Alberta and has developed a new Affordable Housing Strategy.

Without going into the complete strategy we would like to share a couple of the initial concepts we see that will involve our municipal partners

1. Municipal support

- a. The department would like to see more municipal support with housing in their communities, several ways they may be looking at are:
 - i. Funding support for new affordable housing projects
 - ii. Tax exemptions for affordable housing.

2. Housing needs studies

- a. In the past the management body took the lead in this process as we looked at it across our entire region, the work was mostly done by consultants.
- b. Moving forward the department wants these led by the municipalities. It will be important that the municipalities bring all housing groups and issues under one needs assessment
- c. The department has developed a formal needs study document that will be used throughout the province.

3. Board member competences

- a. The department would like to see specific skill sets covered by board members
- b. These skill sets are identified in the attached documents.
- c. These skill sets will hopefully make our board better equipped to take on a more effective role when trying to supply housing within the region.
- d. The management body would look to the municipalities to review these requirements and approve board members that would meet these qualifications.
- e. This is now part of the regulations and management bodies have no choice but to follow.

4. Mixed-income programs

- a. The department would like management bodies to become more self-sufficient.
- b. To accomplish this they want us to have a mixed-income resident base
 - i. 40% market rent
 - ii. 30% affordable housing 20% below market.
 - iii. 30% deep subsidy social Housing

Board Orientation

Heart River Housing 101

History

- ❖ The Heart River Foundation was formed by Provincial Order in Council in 1960 to administer properties built by the Government of the Province of Alberta for the care of elderly persons. The Foundation operated under the governance of the Alberta Senior Citizens' Housing Act.
- ❖ On June 1, 1994, the Alberta Housing Act was proclaimed, and the Alberta Senior Citizens' Housing Act rescinded. Under the new legislation, Heart River Foundation became a "deemed management body" charged with the same responsibilities as legislated in the previous Act, but now allowed to operate all social housing portfolios.
- ❖ On January 1, 1995, nine agencies were consolidated under Heart River Foundation. A Ministerial Order Formalizing Heart River Housing as a management body was signed May 1, 1995.
- ❖ Heart River Housing is governed by a Board made up of representatives from eleven individual municipalities. The Management Body Board is an empowered body, charged with accountability for the authority over the organization's activities.
- ❖ The Board works under the Alberta Housing Act and relevant regulations. Governed under a Ministerial Order
- ❖ Heart River Housing Board has sub committees:
 - Finance Committee (Meets as required) 3-4 meeting pre year on average
 - Policy Committee (Meets as required) 3-4 meeting pre year on average
 - Ad Hoc Committees could be formed at any time as needed.
 - Construction committees.
 - Pleasantview Lodge 20-unit addition
 - Fox Creek Iosegun 8-unit addition
 - Falher Villa Beausejour 10-unit addition
- ❖ The 11 member municipalities appoint their Municipal elected Representatives to the Heart River Housing board.
- ❖ Board members represent the Heart River Housing Board regionally and not their individual municipalities.

- ❖ The eleven municipalities that form Heart River Housing board are:

<ul style="list-style-type: none"> ○ <i>Big Lakes County</i> ○ <i>M.D. of Greenview #16</i> ○ <i>M.D. of Smoky River #130</i> ○ <i>Northern Sunrise County #131</i> ○ <i>Village of Donnelly</i> ○ <i>Village of Girouxville</i> 	<ul style="list-style-type: none"> <i>Town of High Prairie</i> <i>Town of Valleyview</i> <i>Town of Fox Creek</i> <i>Town of McLennan</i> <i>Town of Falher</i>
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- ❖ Business Plan
 - The board reviews and updates its three-year Business Plan every year.
 - A full staff and board strategic plan session is held every three years.
 - These plans set the direction for Heart River Housing board and staff.

- ❖ Audits
 - HRH completes a full independent financial audit each year.
 - Year end is December 31st

- ❖ Budgets
 - HRH finance committee reviews in detail three budgets in September each year.
 - Provincial
 - HRH owned
 - Lodge
 - Included in these budgets are the:
 - LSLRHA corporate service contract.
 - Ridge Valley Homes contract.
 - Once the budgets are reviewed, they are taken to the board for approval.
 - Budgets are approved before December 31st each year.

- ❖ Heart River Housing houses 900+ individuals in 626 units (an additional 217 units in Slave Lake)

- ❖ HRH employees 75 full and part-time people, and are employed in various capacities: administration, management, maintenance, and direct service personnel.

- ❖ Head office is located at 5401- 48th Street in High Prairie, with regional offices in Fox Creek, Valleyview and Falher.

- ❖ Contract corporate services to Lesser Slave Lake Regional Housing Authority, Ridgevalley Seniors Home, Town of Valleyview Affordable Housing.

Heart River Housing operates the following facilities:

Senior Self-Contained Apartments (124 apartments, 14 buildings, 7 communities)

- **Program**

- Buildings owned by Alberta Social Housing Corporation and is deficit funded by the Province
- Program is targeted to independent seniors over 65
- Units are individual suites with fridge, stove, and full bathroom with common area
- Clients are required to submit applications; Each application is point scored according to Alberta Housing Act requirements, Eligible clients are placed on a waiting list until a suitable unit is available
- Client with the highest point score receives suitable unit first.
- Clients are required to pay 30% of their gross income to a maximum of market rent
- Water, sewer and heat are included in rent. HRH pays for power and charges back to tenant

Building	Location	Units
M.E. Quinn Homes	Kinuso	6 units
Heritage Apartments	High Prairie	12 units
Golden Age Manor	High Prairie	12 units
McLennan Legion Manor East	McLennan	11 units
McLennan Legion Manor West	McLennan	6 units
Residence Des Pionniers I & II	Donnelly	16 units
Villa Four Plex	Falher	4 units
Manoir St. Anne	Falher	28 units
Golden Age Manor	Girouxville	13 units
Wild Rose Manor	Valleyview	16 units

Family Housing (133 family units consisting of 3 Row Houses, 32 Duplex, 50 Houses, 9 communities)

- **Program**

- Buildings owned by Alberta Social Housing Corporation and is deficit funded by the Province
- Tenants are required to submit applications. Each client is point scored according to Alberta Housing Act requirements. Eligible clients are placed on a waiting list until a suitable unit is available.
- Client with the highest point score receives suitable unit first.
- Clients are required to pay 30% of their gross income; rent ranges from \$120-\$850.
- Water, sewer and heat are included in rent. HRH pays for power and charges back to tenant.
- NEED FOR FAMILY HOUSING IS VERY HIGH

Building	Location	Units
Kinuso Family Housing	Kinuso	8 units
Faust Family Housing	Faust	15 units
Enilda Family Housing	Enilda	2 units
Grouard Family Housing	Grouard	2 units
High Prairie Family Housing	High Prairie	50 units
McLennan Family Housing	McLennan	21 units
Falher Family Housing	Falher	17 units
Valleyview Family Housing	Valleyview	9 units
Fox Creek Family Housing	Fox Creek	9 units

The only units that are vacant are currently under repair

❖ Alberta Seniors and Housing deficit funds: SSC and Family Housing \$942,929 each year

Rent Assistance Benefit (RAB)

- **Program**
 - Provincial Government gives HRH a bottom-line budget of \$658,000 to house clients
 - Average subsidy is \$400; subsidy is based on clients' income
 - Provincial government funds the program and gives HRH a management fee
- **Direct to Tenant Rent Supplement Program Transitioning to Rent Assistance Benefit (RAB)**
 - Tenant has lease with private landlord
 - Tenant has a funding agreement with HRH
 - Agreement is reviewed annually, Tenant pays all rent and utilities
 - Tenant provides HRH with a copy of previous month's rent receipt
 - HRH refunds the tenant the difference between the market rent and 30% RGI to a maximum of \$400
- **Private Landlord Rent Supplement NO LONGER AVAILABLE Transitioning to Rent Assistance Benefit (RAB)**

❖ **Alberta Seniors and Housing deficit funds: Rent supplements \$658,000**

Senior's Lodge Facilities (172 rooms, 3 facilities, 3 communities)

- **Program**
 - Housing seniors in a lodge setting
 - HRH receives funding from 3 areas
 1. Client average rent \$1,250 per unit per month
 - \$402 surcharge if income above \$29,000
 2. Provincial Government Lodge Assistance Program (LAP) grant \$402 per unit per month
 - LAP grant only for clients with income below \$29,000
 3. *Requisition through the municipalities approximately \$723 per unit per month
 - Average cost to operate a lodge bed is just over approximately \$2,375/unit/month
 - Targeted to seniors over 65, clients are required to submit applications
 - Each application is point scored according to Alberta Housing Act requirements.
 - Clients must be functionally independent or be able to access assistance
 - Eligible clients are placed on a waiting list until a suitable unit is available
 - Client with the highest point score receives suitable unit first
 - Most communities have a small waiting list
 - Rent is based on room size but averages \$1,250/month; includes all meals, housekeeping and activities
 - Provincial regulation: clients must be left with \$322 disposable income.

*** Requisitions: (like the Education Tax): Municipalities collect taxes on behalf of Heart River Housing. Funds requisitioned through Municipalities are spent on Lodge programs only.**

Buildings

- Pleasantview Lodge, High Prairie (1960) owned by HRH capacity 51 units
20 units to be added 2022
- Villa Beausejour, Falher (1974) owned by ASHC capacity 69 units
- Red Willow Lodge, Valleyview (1977) owned by ASHC capacity 50 units
- Buildings have large common areas with individual suites of 200-350 square feet
- Heart River Housing requisitions are based on equalized assessment
- MUNICIPALITY
 - o M.D. Greenview #16 53%
 - o M.D. Big Lakes #125 18%
 - o Northern Sunrise County 8%
 - o M.D. Smoky River #130 7%
 - o Town of High Prairie 5%
 - o Town of Fox Creek 4%
 - o Town of Valleyview 3%
 - o Town of Falher 1%
 - o Town of McLennan 0.5%
 - o Village of Donnelly 0.25%
 - o Village of Girouxville 0.25%

❖ 2021 HRH asked Municipalities to collect \$2,381,500 on behalf of HRH (Requisitions)

- o \$1,381,500 is operating.
- o \$1,000,000 is for capital and will be collected for 11 years starting 2020.
- o No requisition funding is used in any other program.

Affordable Housing

- **Program**
 - All Affordable Housing program are self sufficient; any surplus funds are reinvested in the program, unit upgrades and new units. No government subsidies are available.
- ***High Prairie Affordable Housing Rental Project (8 units) FAMILY HOUSING***
 - Two four-plex buildings owned by Heart River Housing
 - Targeted to clients with slightly high income but yet can't afford market rent
 - Capital was jointly funded by Alberta Social Housing Corporation Grant and HRH Loan
 - **NOT deficit funded by the Provincial Government or Municipal requisitions**
 - Tenants are required to submit applications
 - Each client is point scored according to need and ability to pay
 - Rent is 20% below market and set by original grant funding agreement with the Province
 - Eligible clients are placed on a waiting list until a suitable unit is available
 - Client with the highest point score and ability to pay receives suitable unit first
 - Government regulates that water, sewer and heat are included in rent. HRH pays for power and charges back to tenant
- ***Iosegun Manor, Fox Creek Seniors Affordable Housing Rental Project (10 units)***
 - Building owned by Heart River Housing.
 - Capital was jointly funded by Alberta Social Housing Corporation Grant and HRH Loan
 - **NOT deficit funded by the Provincial Government or Municipal requisitions**
 - Tenants are required to submit applications; each application is point scored according to need
 - Rent is set at \$650 based on original grant funding agreement with the Province.
 - Eligible clients are placed on a waiting list until a suitable unit is available
 - Clients with the highest point score receive suitable unit first
 - Government regulates that water, sewer and heat are included in rent. HRH pays for power and charges back to tenant. Targeted to seniors
- ***Affordable Housing Ownership Program, (47 units)***
 - Buildings owned by Heart River Housing
 - Project was jointly funded by Alberta Social Housing Corporation Grant and HRH Loan
 - 24 units in Kinuso, Faust, Grouard
 - All loans are paid in full
 - Province approved to move 23 units from the family housing portfolio into ownership program in 2019.
 - Located in the communities of Valleyview, Fox Creek, Girouxville, Grouard, Enilda and High Prairie.
 - Nine Valleyview units are managed under the Family Housing Program until the town is ready to take them over.
 - **NOT deficit funded by the Provincial Government or Municipal requisitions**
 - Units are allocated according to need and ability to pay.
 - Rent is based on amount to be paid back over a maximum 25-year period.
 - Clients are responsible for maintenance and utilities.
 - Property taxes and insurance are included in the lease payment.
 - Eligible clients are placed on a waiting list until a suitable unit is available.
 - Clients with the highest point score and ability to pay receive suitable unit first.

❖ *Corporate Services*

- **Lesser Slave Lake Regional Housing Authority (217 units)**

HRH supplies corporate services to the LSLRHA Board, which includes responsibility for LSLRHA staff, waitlist, vacancy, financial reporting and Business Plan development.

- Provincial
 - Family Housing – 77 units in Slave Lake
 - Family Housing - 3 units in Smith
 - Senior Self-Contained – 4 units in Smith
- Lodge
 - Regular Seniors – 40 units
 - DAL Seniors – 8 units
 - Manor Senior Self-Contained – 20 units
- Affordable Housing
 - Lodge Apts. Senior Self-Contained – 29 units
 - Family Housing – 34 units
- Market Rent
 - 1 House
 - 1 Clinic Office

- **Valleyview Affordable Housing (8 units Two 4 plex)**

- Building owned by Town of Valleyview
- HRH does tenant management on behalf of the Town
- Targeted to low to moderate income families
- **NOT deficit funded by the Provincial Government or Municipal requisitions**
- Tenants are required to submit applications
- Each client is point scored according to need and ability to pay
- Rent is set at market rent, clients paying over 30% of income will receive rent supplement
- Eligible clients are placed on a waiting list until a suitable unit is available
- Government regulates that water, sewer and heat are included in rent
- HRH pays for power and charges back to tenant
- Units are 3-bedroom suites with fridge, stove, full bathroom

- **Ridgevalley Homes**

- Ridgevalley Seniors Complex is owned by Ridgevalley Community Association
- 15-unit complex
 - o 4 senior self-contained units
 - o 11 lodge units (7 with health support)
- HRH funds as follows
 - o HRH approves overall budget
 - o Ridgevalley operates facility, hires and pays all staff
 - o 4 senior self-contained units are subsidized through Rent Supplement Program
 - o 11 remaining units are funded as a Lodge, same as other 3 Lodges

❖ *Tenant Liaison*

Heart River Housing participated in a pilot project starting in 2009, through the family housing budget the provincial government funded HRH to hire one staff to assist clients in the following areas:

- Access education possibilities
- Family budgeting
- Dealing with government programs
- Accessing private or government support programs

❖ **Member Organizations**

CHRA- Canadian Housing Renewal Association

- Organization to advocate for low-income housing across Canada

ASCHA- Alberta Senior Communities Housing Association

- Heart River Housing has been a member of for over 20 years
- The organization speaks on behalf of senior housing providers

ANPHA- Alberta Non-Profit Housing Association

- A newly formed group advocating on behalf of all sectors of housing in Alberta

APHAA- Alberta Public Housing Administrators Association

- CAO member group providing training, networking to CAOs delivering Public Housing in Alberta

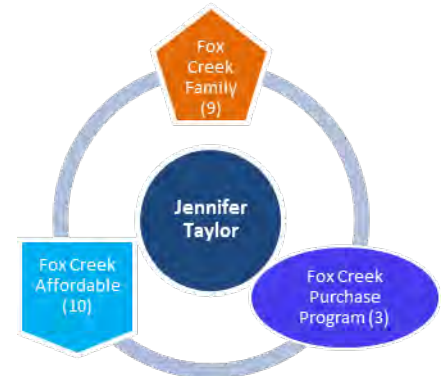
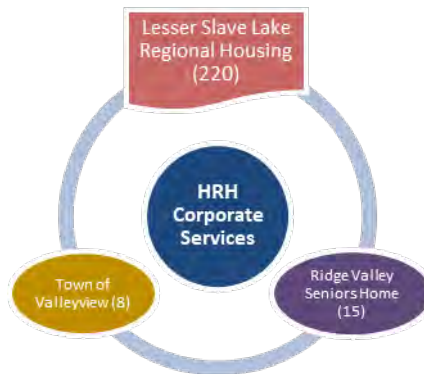
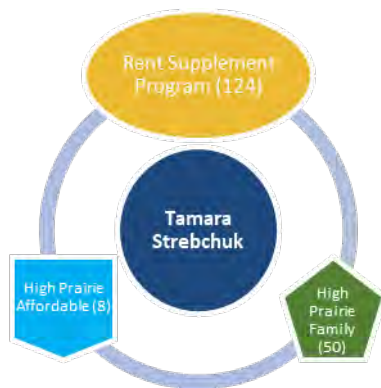
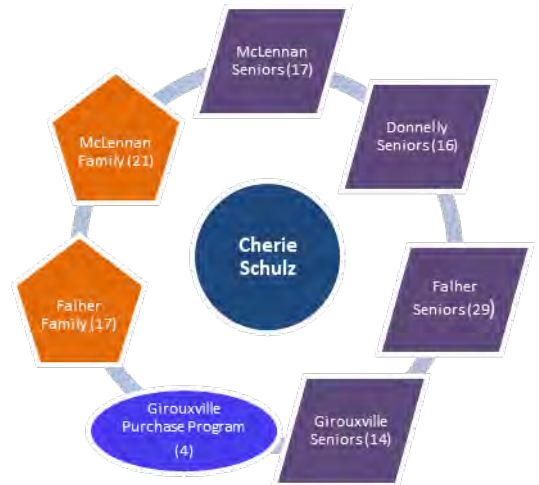
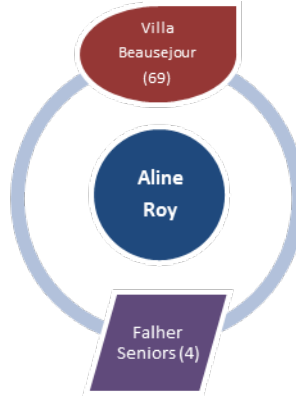
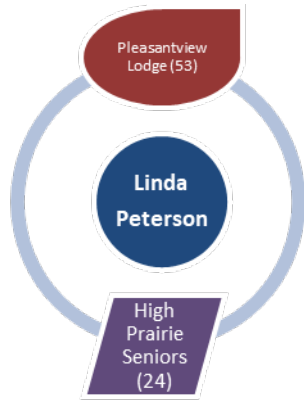
MSCH- Alberta Managers of Senior Citizen Housing

- Supports lodge managers in education and networking

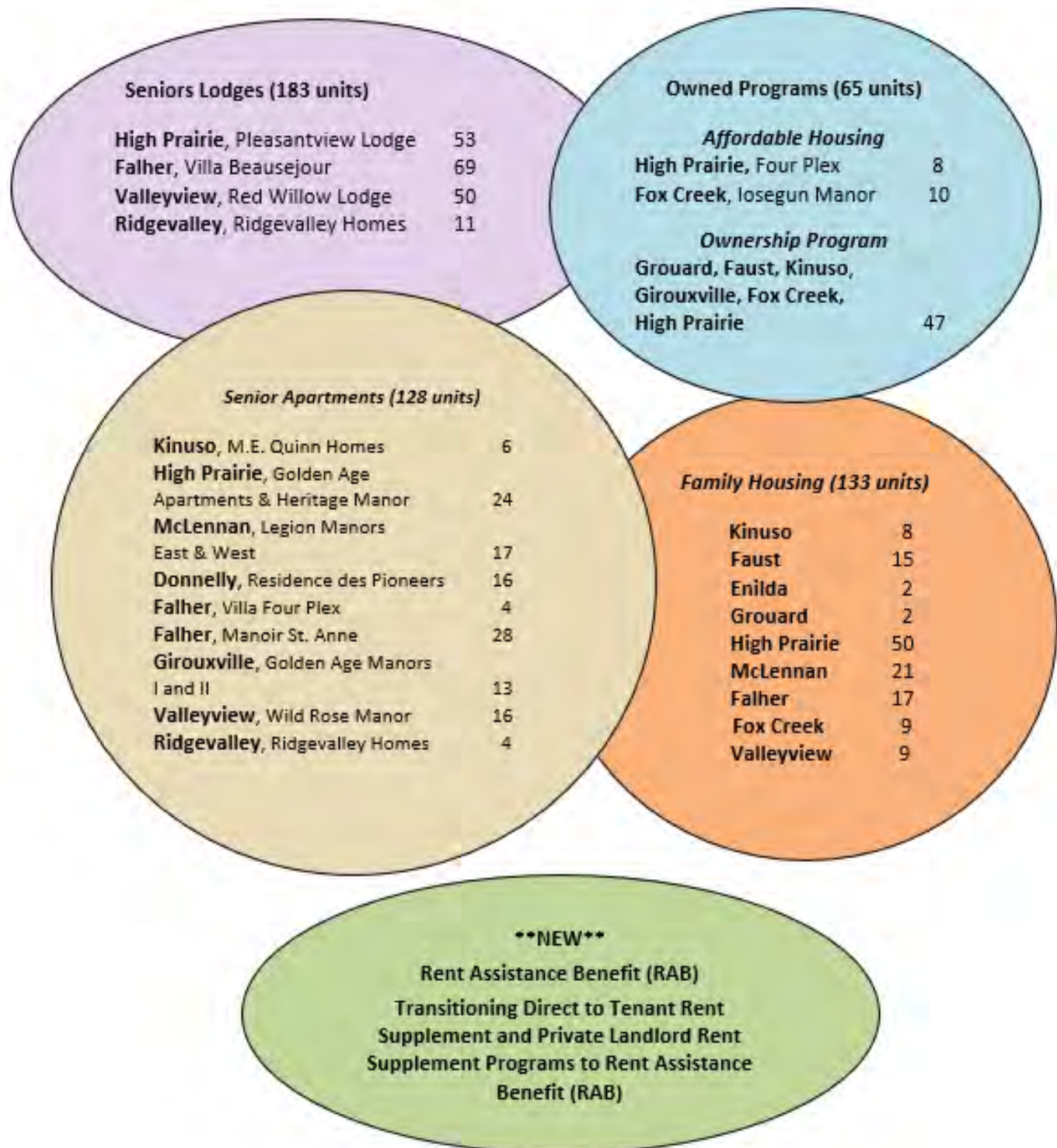
LACAA- Lodge Activity Coordinators Association of Alberta

- Supports Activity Coordinators in education and networking

Heart River Housing - Site Management



Heart River Housing – Programs





HEART RIVER HOUSING'S SERVICE AREA (Electoral Map)

The Heart River Housing service area is approximately 40,000 square kilometers; the area is equivalent to the country of Switzerland

#77 PEACE RIVER

#70 LESSER SLAVE LAKE

#55 CENTRAL PEACE NOTLEY

Girouxville
Donnelly
Falconer
McLennan
Grouard
Enilda
High Prairie
Faust
Kinuso
Slave Lake
Smith
Ridge Valley
Valleyview
Fox Creek

Federal Members of Parliament

Arnold Vierson (PC) – Peace River/Westlock

Chris Warkentin (PC) – Grande Prairie/Mackenzie

Provincial MLA's

#70 – Pat Rehn

#55 – Todd Loewen

#77 – Dan Williams

HEART RIVER HOUSING & WHAT WE DO



Heart River Housing's mission is to: Improve the quality of life by providing and promoting affordable, safe, independent living in our communities.

- Delivers safe affordable housing in 11 northern communities including Fox Creek, Valleyview, Girouxville, Falher, Donnelly, McLennan, High Prairie, Faust, Enilda, Kinuso and Grouard.
- Provide homes for over 1000 individuals that have a variety of incomes; AISH, income supports, working families (full or part time) and seniors on fixed incomes.
- Operates within 2 federal, 3 provincial constituencies and 11 municipalities.
- Provides corporate services to Lesser Slave Lake Regional Housing & Ridgevalley Senior Homes.
- Active member of APPHAA, ASCHA, CHRA

Over 80% of Family Housing clients are indigenous	<u>Heart River Housing's Strategies & Challenges</u> <ol style="list-style-type: none">1. Heart River Housing strives to provide access to safe, appropriate and affordable housing as it is fundamental to the quality of life and well-being of all Albertans in our region.2. Heart River Housing strives to meet the housing needs of seniors within our region and continue exploring “housing options for our clients.3. Heart River Housing is committed to improve its relationship with Indigenous people and intends to work in partnership to build more prosperous, self-reliant and culturally strong communities.	50% of HRH clients stay in subsidized housing for more than 10 years
40% of HRH rent supplement clients are on AISH		Family Housing wait times can be 18 to 24 months
2br homes make up 18% of the family housing portfolio 45% of clients on the wait list require 2BR homes		Single parent families make up 40% of the family Housing Portfolio

HRH is unable to assist over 60% of the households on the Family Housing wait list due to lack of housing units available
HRH considers households point scoring over 30 points are in high need, many pay over 50% of their income to rent.

Top Business Plan Initiatives

- | | |
|-------------------------|---|
| 1. Fox Creek: | Construct an 8-unit senior's independent living addition to Iosegun Manor |
| 2. High Prairie: | Construct a 20 unit addition to Pleasantview Lodge in High Prairie |
| 3. Falher | Construct a 10 unit addition to Villa Beausejour in Falher |
| 4. Re-profiling | Remove inefficient units and add suitable energy-efficient properties to the portfolio. |

Heart River Housing Key Partners

The 11 member municipalities appoint elected officials to the Heart River Housing Board. Board members have grassroots knowledge of the region and provide strategic direction to address regional housing needs.



REQUEST FOR DECISION

SUBJECT: Grande Spirit Foundation Presentation

SUBMISSION TO: COMMITTEE OF THE WHOLE

REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: May 17, 2022

CAO: SW

MANAGER:

DEPARTMENT: COMMUNITY SERVICES

DIR: MH

PRESENTER:

STRATEGIC PLAN: Level of Service

LEG: SS

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation from the Grande Spirit Foundation for information, as presented.

BACKGROUND/PROPOSAL:

Grande Spirit Foundation will provide a presentation to Committee of the Whole on operations of their organization in Greenview.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is that Committee of the Whole will be provided updated information regarding the operations of the Grande Spirit Foundation and the service(s) provided to Greenview residents.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- GSF Handouts
- Motion to Support Template
- Request for Continued Support Letter



1

Grande Spirit Foundation (GSF)

Our Background

1. Providing Accommodations for Seniors and Families
2. April 11, 1960 - Grande Foundation created by province
3. GSF is created under the provincial Housing Act as a Housing Management Body (HMB) with defined boundaries
4. Governed by a board of 11 municipal members
5. A non-profit organization with charitable status
6. Unionized workforce of over 150 and strong working relationship with CUPE
7. Mainly operations focused (not construction)

2

GSF's Mission and Values

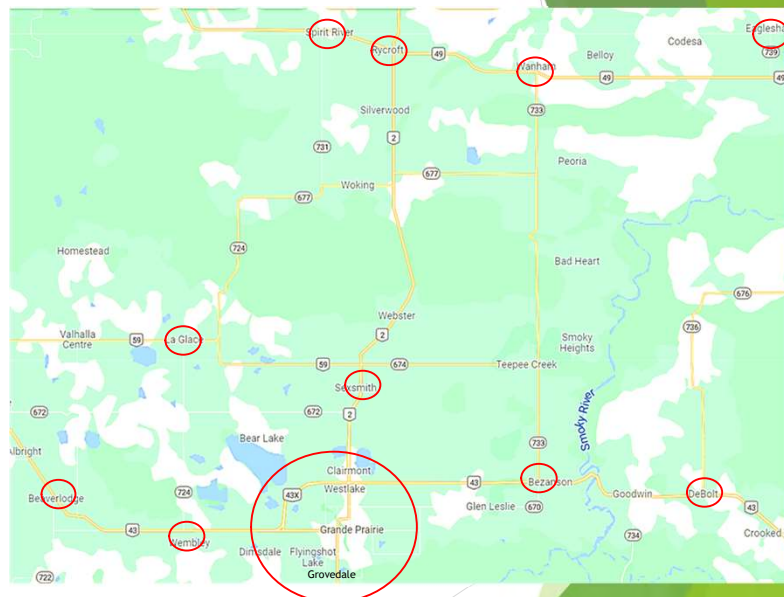
Mission:

- We provide quality housing that serves the needs of our seniors, families and individuals

Values:

- We believe everyone should be treated with dignity, compassion and respect
- We aspire to the highest standard of integrity, honesty and professionalism
- Our common-sense approach encourages a positive, safe environment for all residents, staff, volunteers and visitors

GSF Region Map



Strategic Plan 2021/26

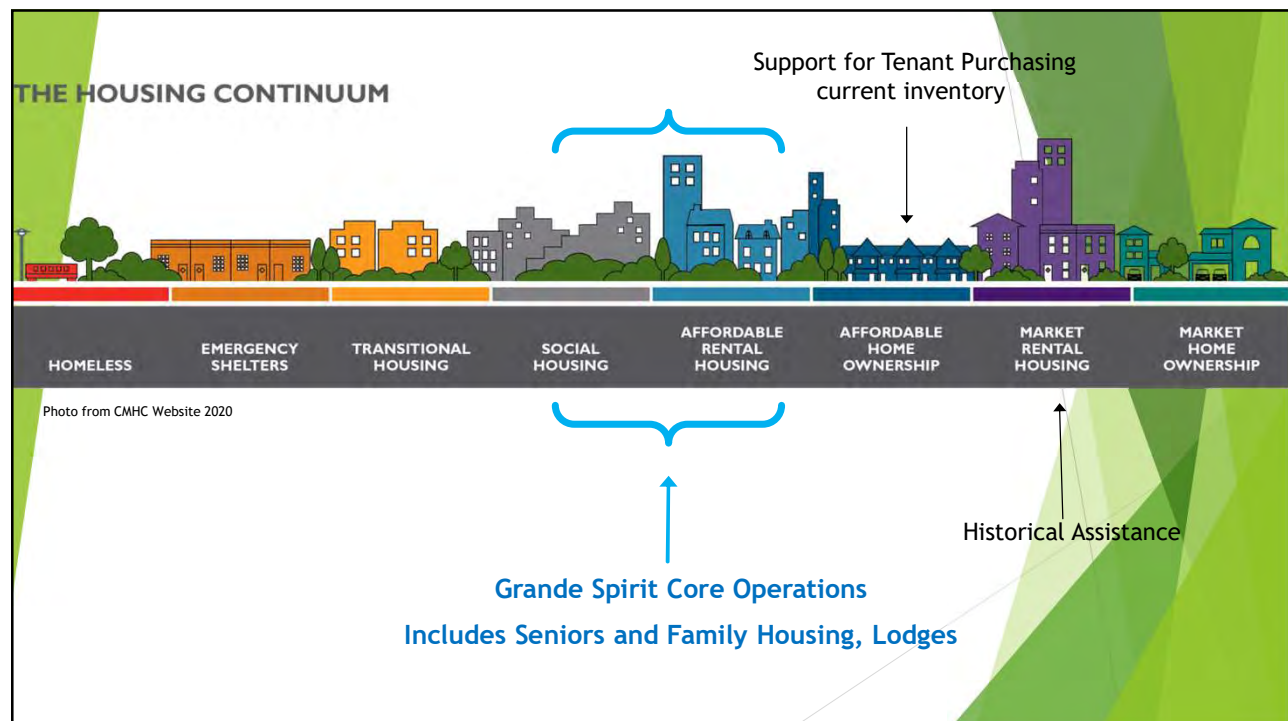
- 4 Strategic Pillars
 1. Advocacy
 2. Governance and Reorganization
 3. Partnerships
 4. Sustainable Growth

Business Plan

- Annual and three year - approved by board
- Contains major capital priorities (new buildings or large projects)

Both documents available on our GSF website at www.grandespirit.org

5



6

GSF Annual Info

Business Plan Info 2021	
2021 Number of Residents (seniors and family)	1759
Total Units (seniors and family)	1222
Lodge - Average Age	83 years
Villa - Average Age	77 years
Maintenance Work Orders Completed	2600
Staff	166

7

2021 Portfolio

Accommodation	Units
Lodge and Villa (GSF owned)	427
Seniors Apartment (provincial)	270
Family Housing	61
Rent Supplement (provincial)	\$2.5 million - over 350 units

- Waitlist is currently + 400 (seniors and families applications looking for self contained apartment style accommodation)
- Provincial Rent Supplement program providing rental assistance for over 350 families
- GSF focusing on Provincial Affordable Housing Strategy to increase inventory

8

Social vs Affordable

Social	Affordable
Rent Tenant pays 30% of their income	Rent 10-30% of Market Rent Uses Market rent and adjusts down
Typically owned by Province (ASHC)	Can be owned by anyone
Provincial Government provides operating budget	Operating budget created by rent revenue

9

Provincial vs Lodge

Seniors' apartment's Family housing Provincial (seniors and/or family)	Seniors Lodge and Villas - Lakeview - WildRose - Heritage - Pioneer - Pleasantview
Rent Social Housing - 30% of tenant Income	Rent Residential Rate Sheet - Board Approved
No Requisition - 100% provincial funds	Requisitions for Lodges

10

Member Municipalities - Requisitions

2021 Percentage of Requisition

City of Grande Prairie	36.7
County of Grande Prairie	33.1
MD of Greenview No. 16	14.6
Saddle Hills County	10.1
Town of Sexsmith	1.2
Birch Hills County	1.0
Town of Beaverlodge	1.0
MD of Spirit River No. 133	0.8
Town of Wembley	0.7
Town of Spirit River	0.3
Village of Hythe	0.2
Village of Rycroft	0.2

2021 Requisition for Total - \$1.28 million (operating)

11

Regional Needs Assessment 2019

Purpose: To ensure that GSF continues to address the housing needs of the Region.

- Over 2,500 household in Core Need in 2016 in the GSF region
- Number of households in need grows with the population (about 10% of new households)
- GSF must continue to add more affordable housing units to meet current and future needs.

Greatest Need is in Affordable/Social housing with over 400 approved applicants currently awaiting housing. GSF working on partnerships to increase units/inventory.



12

GSF Business Plan - Major Capital Projects

- ▶ Spirit River - Partnership with G5 municipalities and Province
 - ▶ Lodge/Continuing Care Facility - 92 units
 - ▶ Self Contained Apartments - 26 units
- ▶ Family Housing
 - ▶ Park Avenue Private/Public Partnership - 160 unit family housing project
 - ▶ Smith Lands - Affordable Housing (100-160 unit estimated)
 - ▶ Future “Community of Care” - Partnership with Covenant Care
- ▶ DeBolt - MD of Greenview
 - ▶ 8 self contained units
- ▶ Sexsmith
 - ▶ Family Housing 6 units

13

GSF Challenges

- ▶ Covid
- ▶ Inflation (new construction, food, supplies)
- ▶ Rising Interest Rates (for new builds)
- ▶ Waitlist for housing

GSF leveraging advocacy and partnerships to work through these challenges

14

Future Projects - Assisting GSF

What is needed will depend on the size/type of project (lodge vs apartment)

Items Municipalities can consider to assist

- ▶ Land
- ▶ Financial Contribution

Other considerations that can assist

- ▶ Taxes
- ▶ Partnerships with all of the above

Municipality Letterhead

Date:

To: Grande Spirit Foundation

Re: Spirit River Seniors Self-Contained project

The municipality of Agrees with continued support of this project including borrowing and provide financial support (based on Equalized Assessment) for any future deficits, if needed, including any deficits resulting from the borrowing for the construction of the 26 new units adjacent to the new Pleasantview Lodge in Spirit River, Alberta.

Signed by the CAO or the Mayor/Reeve



Grande Spirit Foundation

"We serve seniors, families and individuals by providing quality affordable housing"

February 8, 2022

To: all Grande Spirit Foundation Member Municipalities

RE: Request for Continued Support Motion - Spirit River Seniors Self Contained New Build

The provinces 92 unit continuing care and lodge project in Spirit River continues to progress quickly with shovel in ground expected in Spring/Summer of 2022.

Aligned with this project is the Seniors Self Contained (SCC) new building project Grande Spirit Foundation staff and consultants have been working on to be constructed beside the provinces building. Renderings and a Class D estimate for the SSC project have been completed and provided clearer estimates for construction budgeting.

Our effort with this letter is to create transparency to all our member municipalities regarding this new construction estimate and to highlight this project continues to be revenue positive with these changes.

Our board has reviewed and approved application to the Canadian Mortgage and Housing Corporation's (CMHC) Co-investment program that is part of the National Housing Strategy. CMHC provides a low interest rate and longer amortization period than regular commercial banking facilities providing a revenue positive on an annual basis for the building. This further aligns our strategic plan to create sustainable projects for Grande Spirit Foundation.

Staff and consultants identified the ability to add two more units to the building space from 24 to 26 without changing the original building structure that was planned for 24 units. Adding these extra units further increases positive annual revenue for the building.

Over the course of the past two years residential construction inflation has increased as shown in the table below.

Original Construction Estimate	\$4,000,000
Contingency estimate increased from 5% to 10%	+ \$400,000
Addition of 1000 square foot multipurpose room and two additional suites	+ \$500,000
Building size increased for circulation and building services	+ \$500,000
Residential construction inflation	+\$2,000,000
Updated Construction Estimate	\$7,400,000



Grande Spirit Foundation

"We serve seniors, families and individuals by providing quality affordable housing"

To clarify, GSF is not requesting any extra funds for this project from municipalities, rather we are requesting a motion from your council that provides continued municipal support to the project recognizing the increase in capital budget required for construction.

In summary, the addition of the two units and accessing CMHC mortgaging continues to show positive revenue annually for this new build.

Please discuss this at your next Council meeting and provide a letter of support to our CAO, Steve Madden, via email smadden@grandespirit.org. We are happy to discuss this opportunity and assist with any questions with your perspective councils in person if requested.

Sincerely,

Judy Kokotilo-Bekkerus, Chair
Grande Spirit Foundation



REQUEST FOR DECISION

SUBJECT: **DeBolt Seniors Presentation**

SUBMISSION TO: COMMITTEE OF THE WHOLE

MEETING DATE: May 17, 2022

DEPARTMENT: COMMUNITY SERVICES

STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION

CAO: SW

DIR: MH

LEG: SS

MANAGER:

PRESENTER:

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation from the DeBolt Seniors for information, as presented.

BACKGROUND/PROPOSAL:

DeBolt Seniors group will provide a presentation to Committee of the Whole on their fundraising efforts for additional seniors housing in DeBolt.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is that Committee of the Whole will be provided updated information regarding senior housing in DeBolt.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

Letter to Greenview from The DeBolt Seniors

November 16. 2021

DeBolt Pioneer Centre

Box 503, DeBolt, Alberta

TOH 1B0

Municipal of Greenview #16

Valleyview , Alberta

To Whom It May Concern,


DeBolt has been without a senior home now for four and a half years...will be 5 years in the spring of 2022. We have quite a number of seniors here patiently waiting to retire in their own community. We have lost a good number of seniors in the last few years because of no place to retire here. Most of them would prefer to remain in their own community amongst their friends. Please, can you help us?

Thanks to you and the Grand Spirit Foundation, we are making some progress. We have the sight, the infrastructure , all set up and expecting one double unit in the spring. Thanks to all involved.

We understand the estimated cost of these double units is approximately \$350,000.00, installed. This price has dropped since last year. Seems to be somewhat reasonable for two households. There is such a large demand , I am sure there would be no problem filling them.

Do you think the Municipal of Greenview #16 could finance one double unit for DeBolt this year?

We await your reply.

Sincerely, 
Gale Mellon, Vice President,DPC

Cc: Mr. Steve Madden Grand Spirit Foundation

Mr. Tom Burton, local Councilor

DeBolt Senior Centre— Project Review

Presented by Velocity Group
Nick Fraser and Wayne Gour
March 23, 2022



1.0 Project Background



- Grande Spirit operated two provincially owned fourplexes for seniors in DeBolt.
- In 2016 a slope failure along DeBolt Creek made the buildings no longer safe to live in.
- Decision made to relocate buildings within DeBolt.

2.0 Project Timeline

Year	Events
2016	<ul style="list-style-type: none">Province agreed to support the as-is building relocation exclusive of land and siteworks.
2018	<ul style="list-style-type: none">MD of Greenview purchased land for relocation of the buildings.
2019	<ul style="list-style-type: none">Project management consultant contracted to prepare budget.MD of Greenview approved funding for siteworks.Building inspection agency indicated buildings would need to be brought up to current building code.
2020	<ul style="list-style-type: none">Project put on hold to evaluate options/budget due to insufficient funds to cover renovations for buildings to meet current code. Move to Seniors Association request to purchase duplex modulars.
2021	<ul style="list-style-type: none">Scope revised to purchase 1 manufactured duplex within existing budget.Site work tendered and completed.Manufactured duplex purchased.

3.0 Current Site Conditions

- The infrastructure on site currently includes:
 - MD asphalt road and MD underground utilities built up to the new lot.
 - Water, sewer, power, gas, and communication services are set up for one building, and partially set up for a second.
 - An asphalt parking lot is built to accommodate two buildings.
 - The first building is expected to be delivered in May 2022.



4.0 Original and Current Budget

Work Item	Original Budget	Current
Scope	Relocate building and complete siteworks for both buildings.	Purchase 1 duplex and complete siteworks for one building.
Suites	8	2
Buildings	\$ 170,500	\$ 353,000
Siteworks	\$ 468,000	\$ 469,000
Other	Code Upgrades and Renovations \$ 470,000	Demolition \$ 86,000
Engineering	\$ 152,000 <i>(Included in above costs)</i>	\$ 175,000
Total	\$ 1,109,000	\$ 1,083,000

**Anticipated Cost For
Two New Buildings**

\$ 1,504,000

5.0 Where did costs increase?

Change	Budget Increase
Material costs for construction of manufactured duplex increase from 2019 to present.	\$200,000
Higher than normal inflation from 2019 to present.	\$110,000
Wider road, sidewalks and ditches requested by Municipality not in original estimate.	\$30,000
Project delays due to scope changes in insufficient project budget.	\$20,000
Contingency increased to match budget increases.	\$35,000
Total	\$395,000

6.0 Budget for Additional Buildings

Work Item	Estimated Cost
Scope	Purchase and install three additional duplexes for site.
Total Site Suite Count	8
Building purchase and install	\$1,130,000
Siteworks and Servicing	\$ 370,000
Engineering	\$ 90,000
GSF Administration	\$ 40,000
Total	\$ 1,630,000
Grand Total for current and future work for 8 suites	\$ 2,713,000

Notes:

- Prices do not include G.S.T.
- The above items include costs for a 10% contingency
- Costs assume 2022 purchasing.

7.0 Request for Additional Funding

- Required additional funding for site works, servicing, and installing three (3) additional buildings: \$ 1,630,000
 - Alberta Social Housing Corporation contribution: \$ 350,000
 - Potential local community contribution: \$ 350,000
 - Remaining funding needed: \$ 930,000
- Programs
 - CMHC – RHI program funding requests 2020 and 2021. Re-announced in 2022, awaiting application intake opening.

Grovedale

- Grovedale Seniors Housing Society (GSHS)
 - GSHS - Leading local project via completed 2019 Business Plan
 - Land - provided by MD Greenview to GSHS
 - GSF facilitation – connecting GSHS to Grant Sources in 2020
 - Alberta Seniors and Housing (Capital/Operating divisions)
 - CMHC
 - Alberta Health Services (AHS)
 - Alberta Rural Development Network (ARDN)
- GSF waiting for GSHS next steps for their project
- GSF Strategic Plan – Land Inventory
- GSF 2019 Regional Needs Assessment
- Services into communities for seniors (Bus)

GSF Business Plan

- Major capital projects
 - Sexsmith
 - Spirit River
 - Park Avenue
 - Smith
 - Beaverlodge



REQUEST FOR DECISION

SUBJECT:	Mountain Metis Nation Association's Intent to Purchase Municipal Land		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER:
DEPARTMENT:	PLANNING & DEVELOPMENT	DIR: RA	PRESENTER: RA
STRATEGIC PLAN:	Development	LEG:	

RELEVANT LEGISLATION:

Provincial – N/A

Council Bylaw/Policy – Grande Cache Land Use Bylaw 799

RECOMMENDED ACTION:

MOTION: That the Committee of the Whole accept the presentation from Mountain Metis Nation Association regarding Plan 972 2089, Block 34, Lot 14 for information.

BACKGROUND/PROPOSAL:

On October 12, 2021, and December 14, 2021, Administration presented requests from Mountain Metis Nation Association (MMNA) with the intent to purchase a portion of Plan 6285 NY, Lot A from the MD of Greenview for the purpose of an Indigenous Interpretive Centre. Council was not in favour of the proposed location and directed Administration to engage with MMNA to determine an appropriate location.

Administration has received an updated request from MMNA to purchase the lot described as Plan 972 2089, Block 34, Lot 14, located south of the Ball Diamonds in Grande Cache. The subject parcel is currently vacant and used as overflow parking for the Ball Diamonds. The lot is already subdivided with utilities available nearby but not immediately adjacent to the lot. Plan 972 2089, Block 34, Lot 14 is not subject of the Tower Park Estates Area Structure Plan, unlike the previously discussed properties.

The current land use designation of the property within the Grande Cache Land Use Bylaw 799 is Parks and Open Spaces POS District. The purpose of the Parks and Open Spaces POS District is *to provide for development of public parks and other public uses which are supportive of those uses*. Maximum site coverage, minimum setbacks, and maximum building height are all at the discretion of the Development Authority. The proposed use fits in the definition of Community Recreation Services which is a permitted use in the Parks and Open Spaces POS District.

4.24 “Community Recreation Services” means a development without fixed seats with an occupancy of less than five hundred (500) persons, primarily intended for local community purposes, where recreational, social, or multipurpose activities occur and may include the on-site preparation of food and beverages for the consumption by users of the service. Typical uses include community halls and community league buildings operated by local residents’ organization.

The proposed site will need the hamlet water and sewer lines corrected, as they were not installed correctly (location and sizing). MMNA will present their proposal to the Committee of the Whole.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is to confirm receipt of the updated proposal from MMNA.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.
-

ALTERNATIVES CONSIDERED:

Alternative #1: The Committee of the Whole has the option to not accept the recommended motion or provide additional recommendation to Council.

FINANCIAL IMPLICATION:

Direct Costs: Costs of utility service extensions and asphalt repair/upgrade.

Ongoing / Future Costs: Maintenance of new/upgraded infrastructure.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

The Committee of the Whole does not have the authority to authorize a land sale however they may provide recommendation to Council who may approve the sale or provide further direction to administration.

ATTACHMENT(S):

- Schedule "A" - Letter from Mountain Metis Nation Association including draft building and site plans;
- Schedule "B" - Aerial photo of lot including current utility locations;

- Schedule “C” - Location Map.
- Schedule “D” – Water and sewer location map
- Powerpoint Presentation



Mountain Métis Nation Association

Métis Nation of Alberta: Local Council #1994 of Grande Cache
PO Box 1468
Grande Cache, AB T0E 0Y0
780-827-2002

April 19, 2022

Members of Council
Municipal District of Greenview
Box 1079, Valleyview, AB. T0H 3N0
Via stacey.wabick@mdgreenview.ab.ca

RE: Mountain Métis Nation Association's Intent to Acquire Land

Dear All Members of Council:

As you are aware, the Mountain Métis Nation Association (MMNA) is looking for land to build our new Mountain Métis Cultural Centre in Grande Cache. We are working with Solis Architecture and have completed the pre-design phase and are getting ready to now move into schematic design. Our vision is a traditional beautiful log building to include an Indigenous Interpretive Centre, MMNA offices, and a community hall. Draft renderings are attached to this letter for your reference.

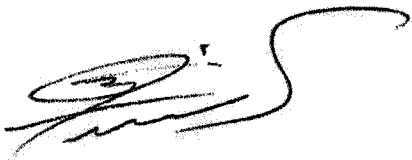
We have been working with Greenview administration over the past few months to determine the best possible location for this facility, and it has been determined that the lot adjacent to the ball diamonds is the best spot suitable for this build. In the spirit of reconciliation and in order to proceed to the next steps, we would like to move forward with acquiring the land. Securing land is crucial in allowing us to move on to our next steps with the project and proceed with our fundraising efforts.

Attached is a copy of the site layout, also for your reference. This is a test fit to determine that the site is feasible for the size of the building and outdoor programming. The exact layout and configuration may change. Please note, the acquisition of the land to the MMNA is conditional on acceptable soil conditions found within a geotechnical report, an acceptable flow rate on the nearest fire hydrant, a legal survey completed outlining any easements and an accurate assessment of the costs to extend the waterline, sewer, and refinishing of the road caused by extending the services. The MMNA is currently in the process of retaining a geotechnical engineer and associated report.

I would like to take this opportunity to request a time to meet with Greenview Council to present an update on our facility and share our vision with you. If you have any questions regarding our facility plans, please feel free to contact me at 780-827-2002.

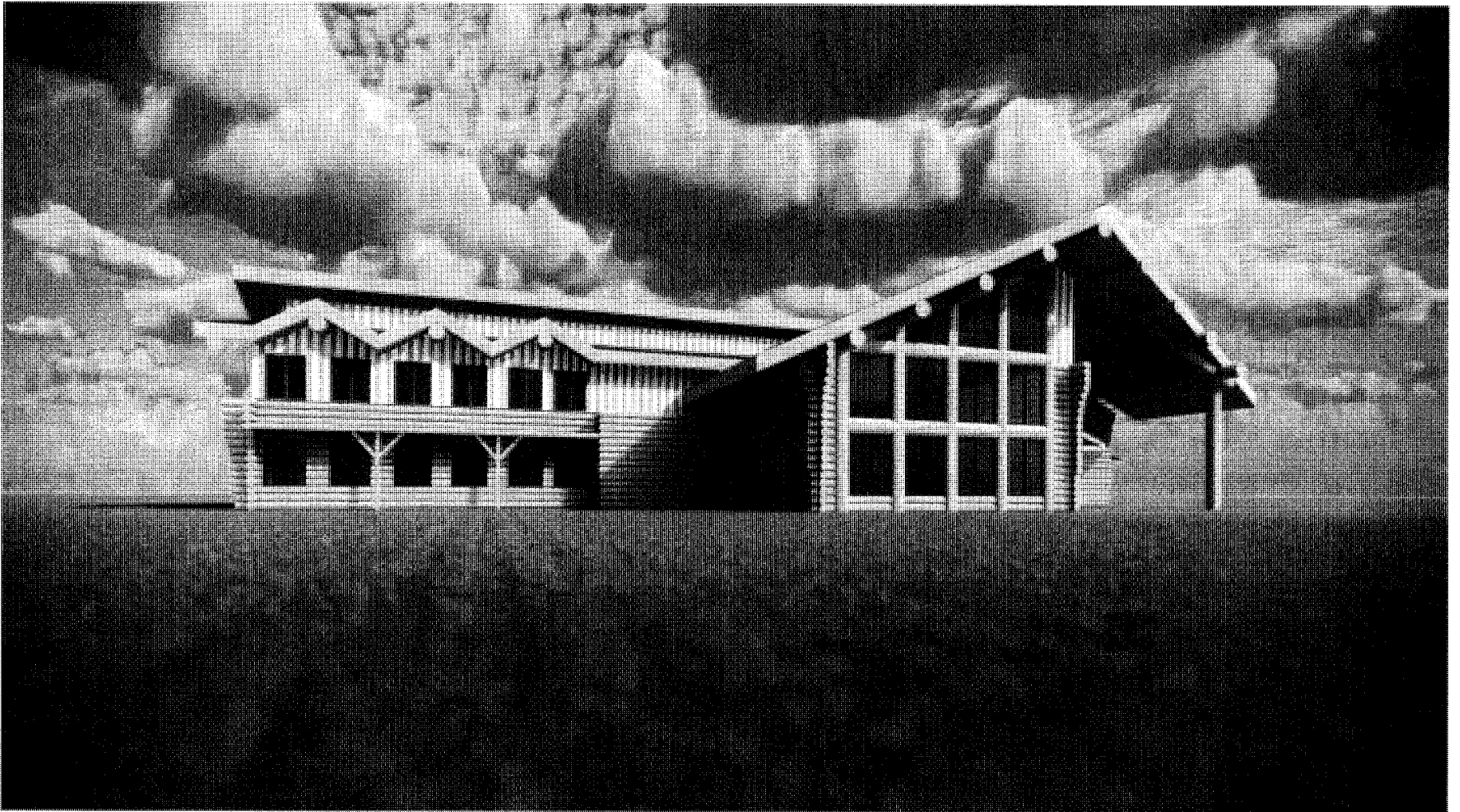
Thank you for your continued support. We look forward to a speedy process in acquiring the land for our new facility.

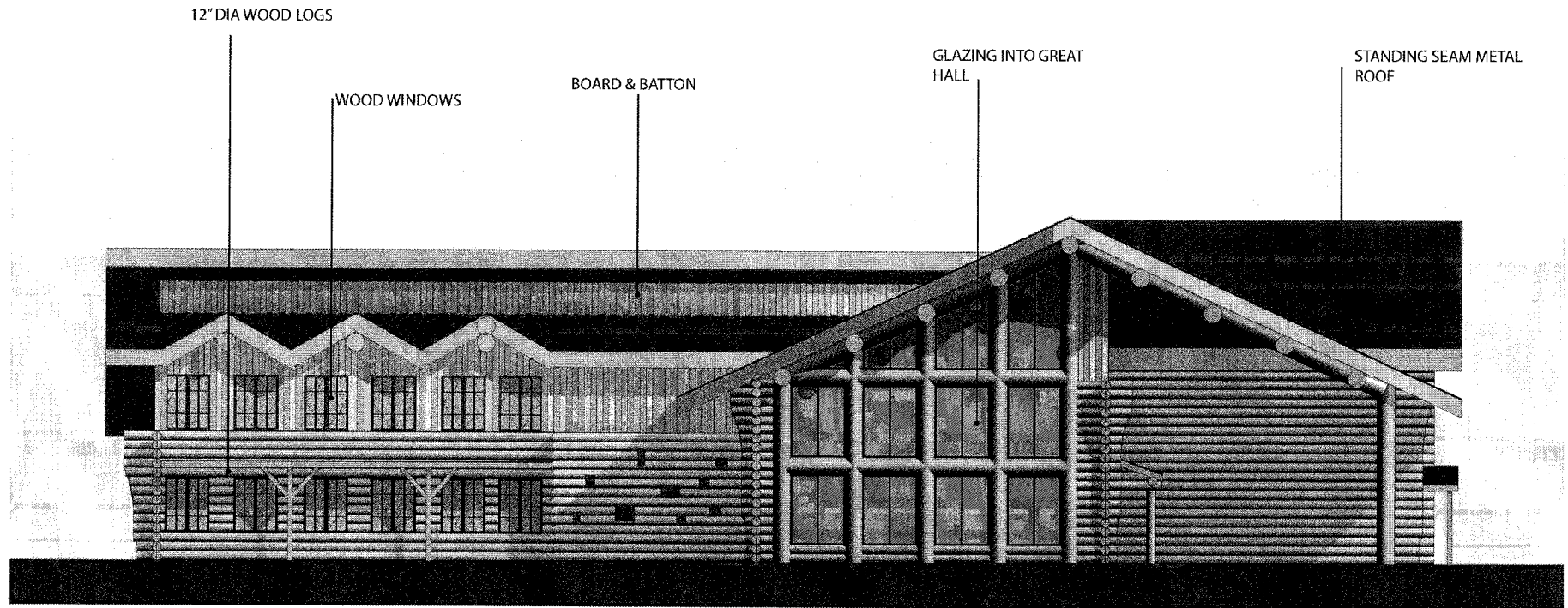
Sincerely,

A handwritten signature in black ink, appearing to read 'Alvin Findlay', with a long, sweeping flourish extending to the right.

Alvin Findlay, President
Mountain Métis Nation Association

cc: Duane Didow, Councillor Ward 9
cc: Winston Delorme, Councillor Ward 1



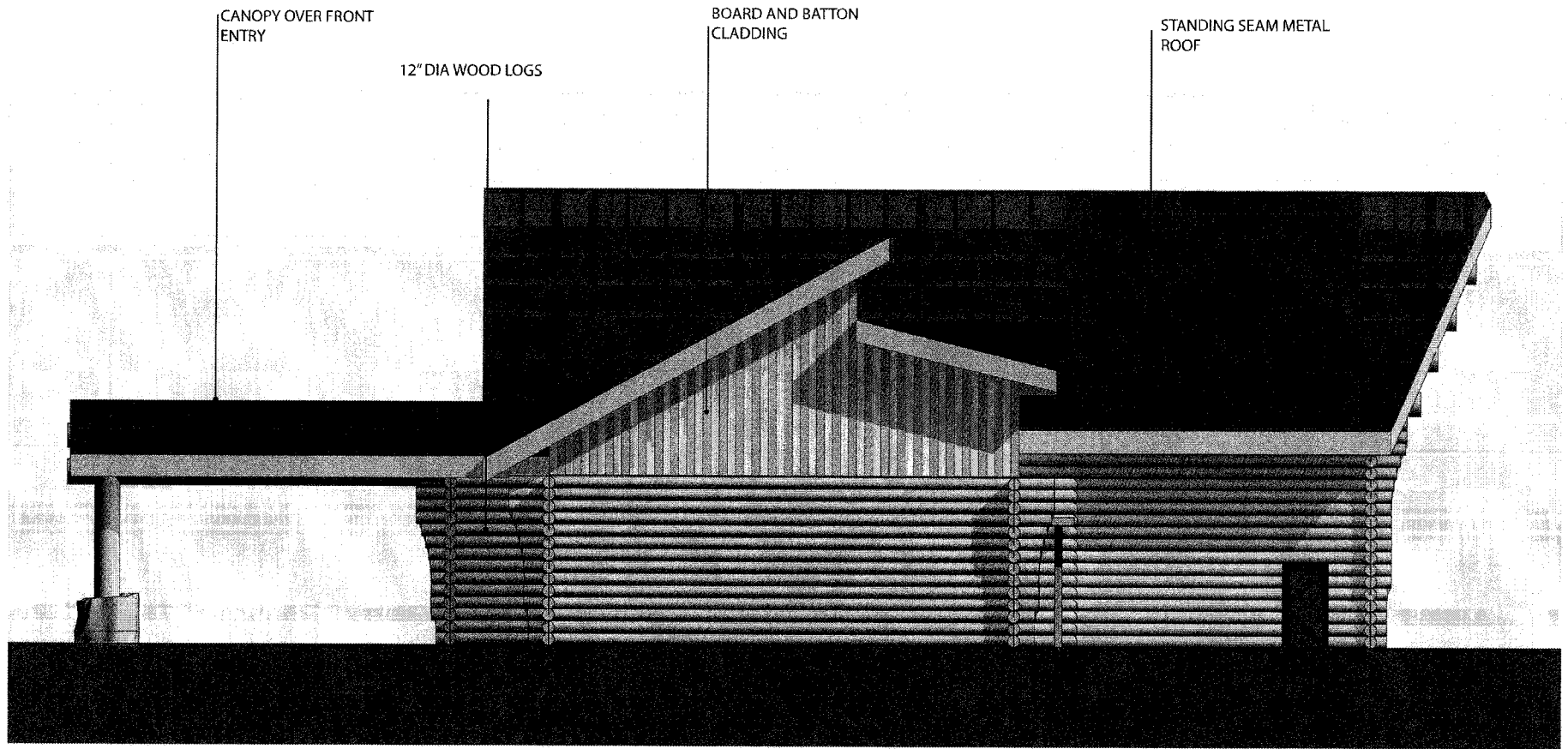


MMNA - Option 3

North Elevation

2022-04-13

S L I S
ARCHITECTURE

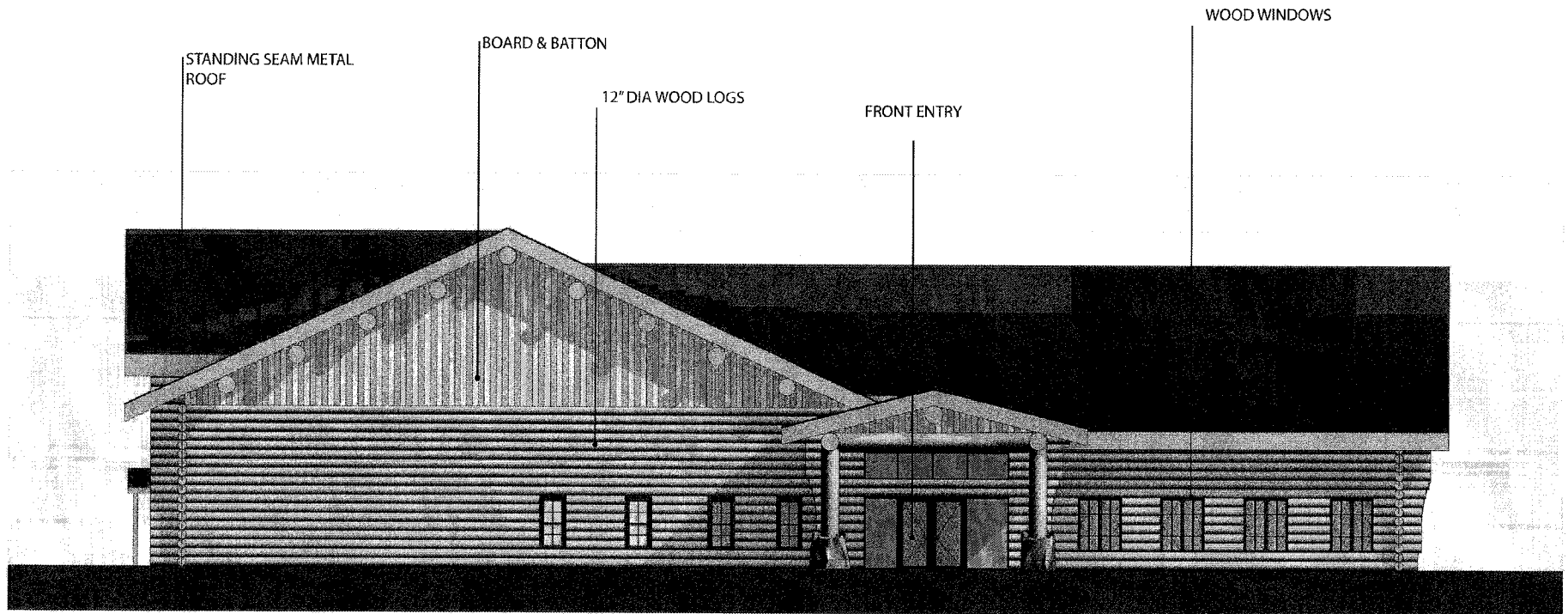


MMNA - Option 3

East Elevation

2022-04-13

S L I S
ARCHITECTURE

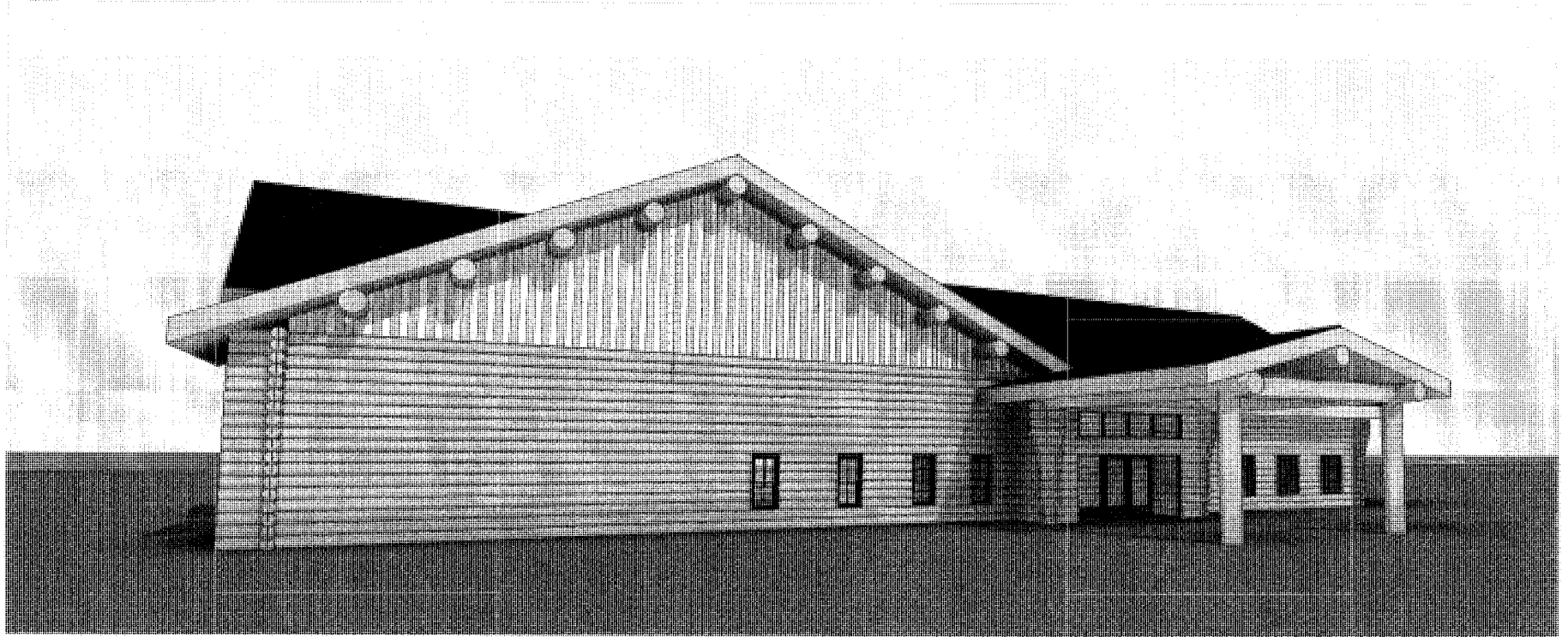


MMNA - Option 3

South Elevation

2022-04-13

S LIS
ARCHITECTURE

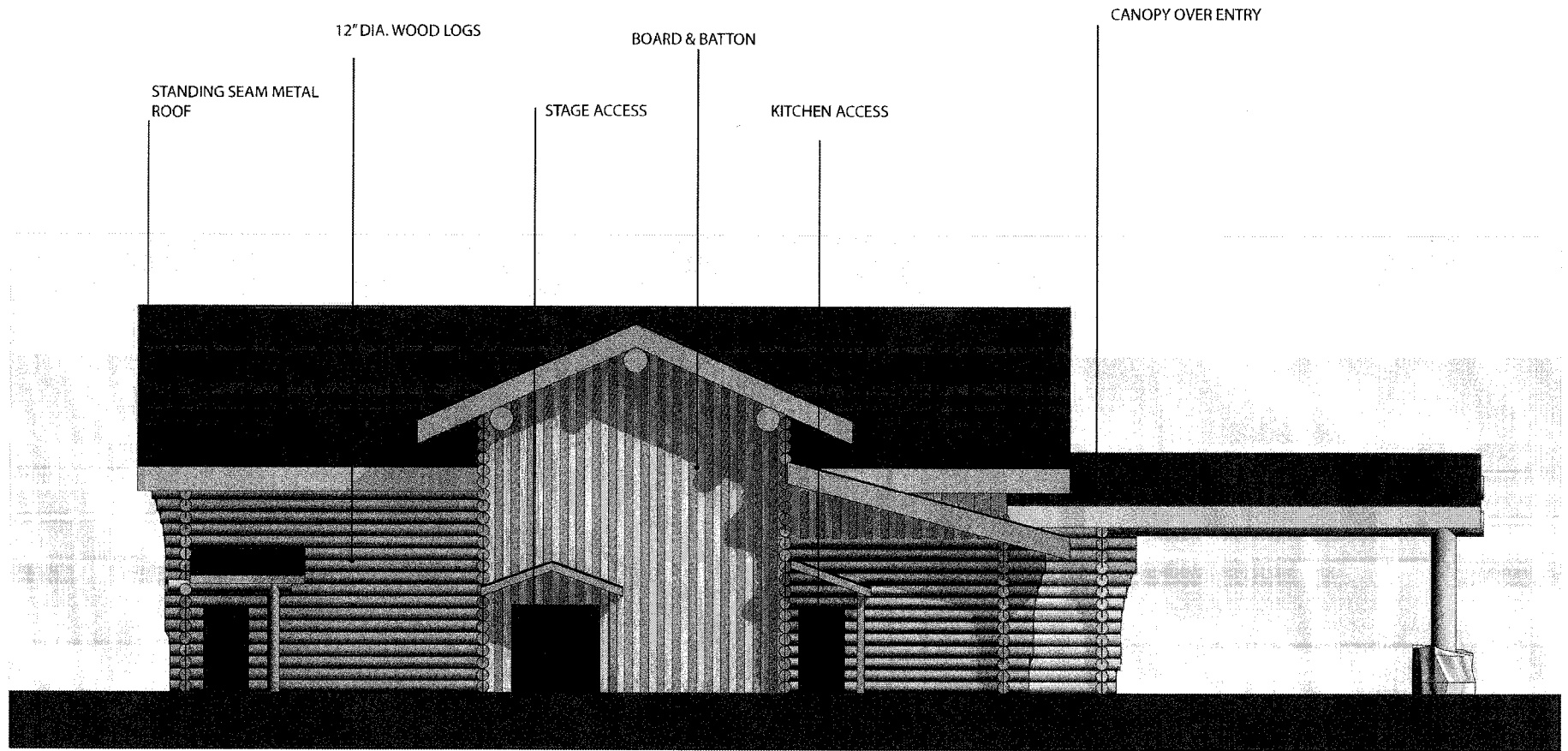


MMNA - Option 3

3D - View - South

2022-04-13

S LIS
ARCHITECTURE

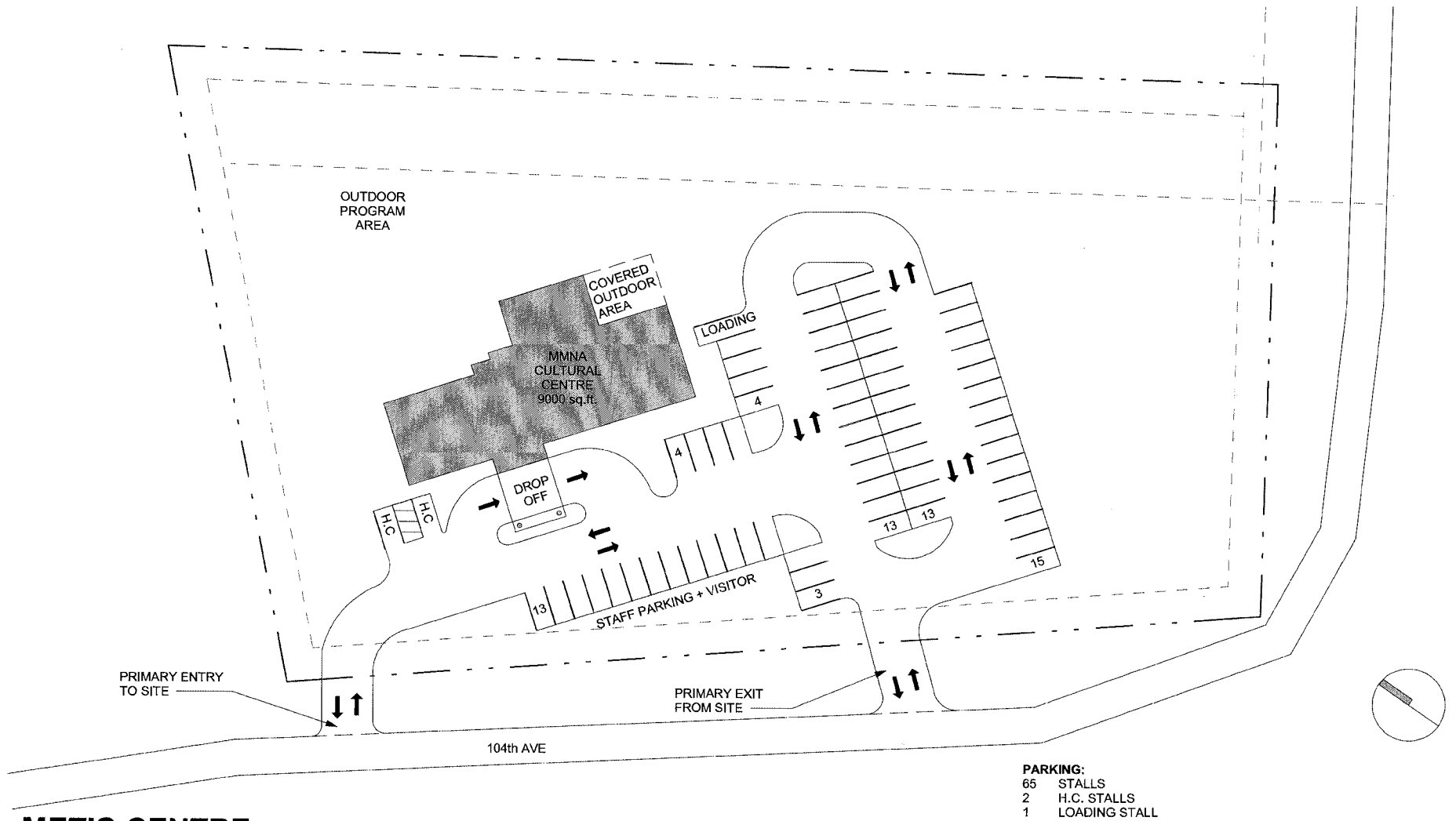


MMNA - Option 3

West Elevation

2022-04-13

S L I S
ARCHITECTURE



METIS CENTRE

1 : 500

SOLIS
ARCHITECTURE

Solis Architecture Ltd.

SITE ADJACENT TO BALL DIAMONDS

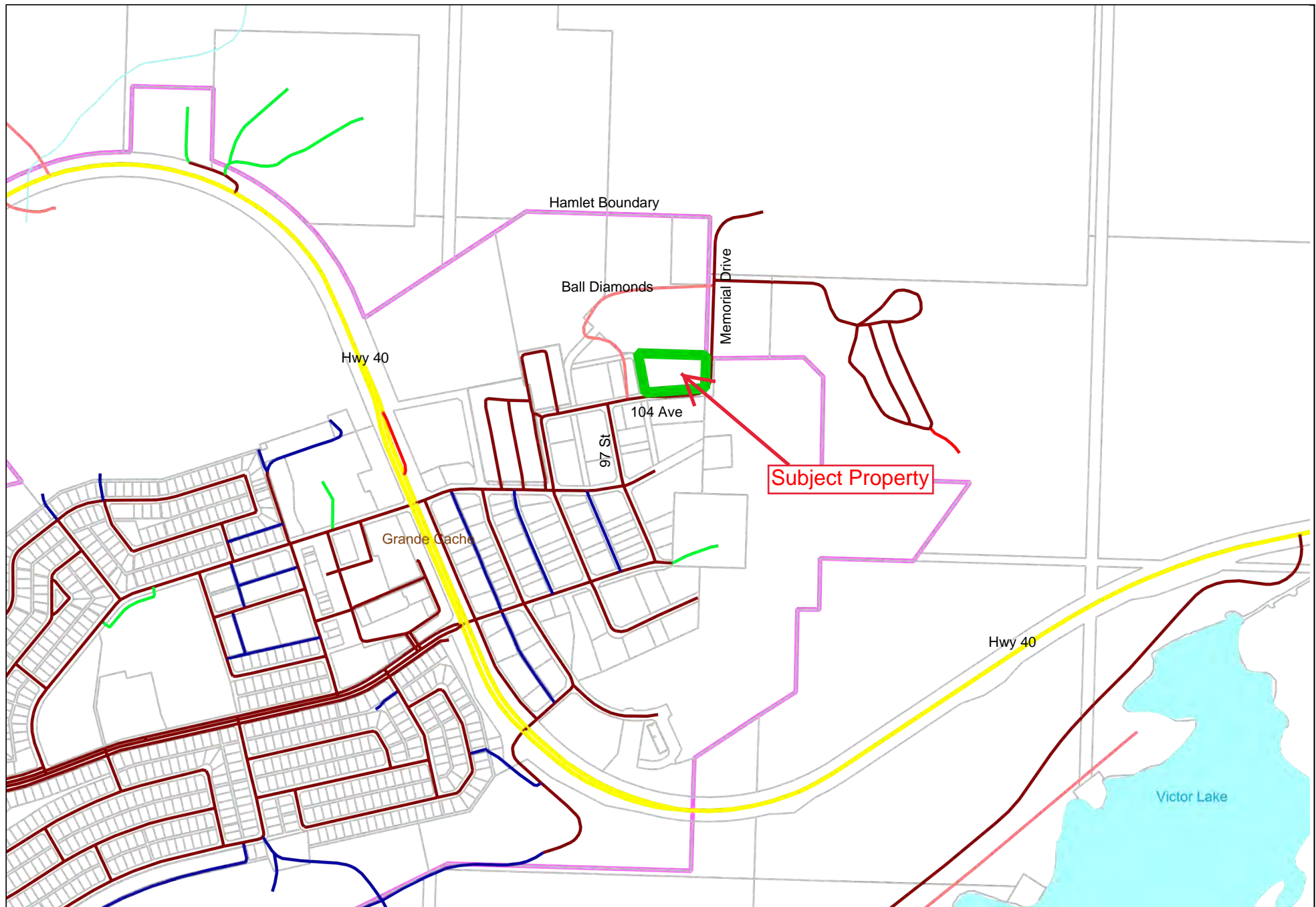
03/22/22



MD of Greenview

MMNA Proposed Lot

Date Created: 5/6/2022





MOUNTAIN MÉTIS



New Mountain Métis Cultural Centre Draft Rendering



MOUNTAIN METIS



- **The Mountain Métis Nation Association is looking for land to build a new Mountain Métis Cultural Centre in Grande Cache.**
- **We are working with Solis Architecture and have completed the pre-design report and are getting ready to move into schematic design.**
- **Our vision is a traditional log building to include an Indigenous Interpretive Centre, MMNA offices, and a community hall.**

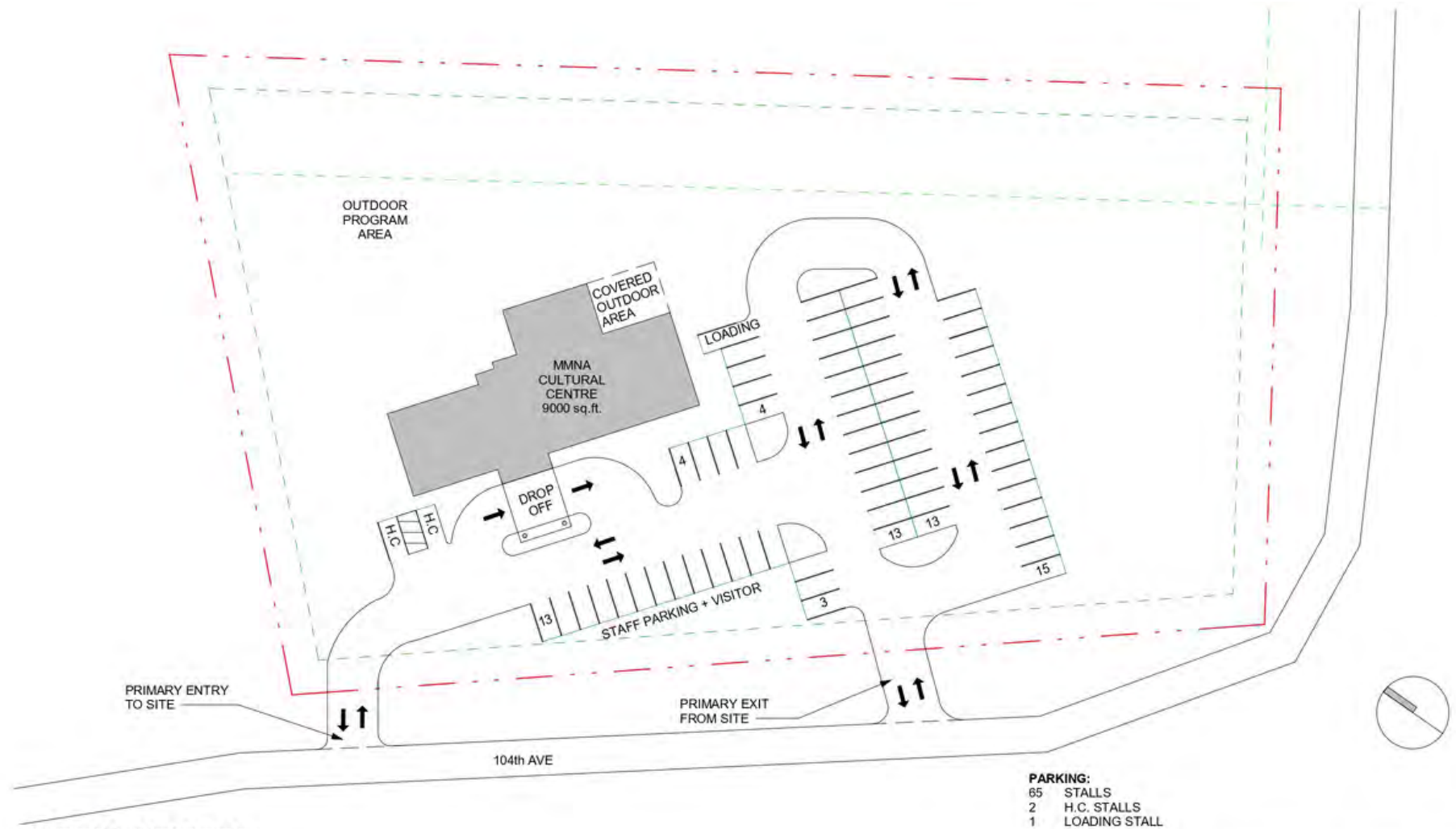


MOUNTAIN METIS



- **We have been working with Greenview administration over the past few months to determine the best possible location for this facility, and it has been determined that the lot adjacent to the ball diamonds is the best spot suitable for this build.**

Please note: This is a test fit to determine that the site is feasible for the size of the building and outdoor programming. The exact layout and configuration may change.



METIS CENTRE

1 : 500

SOLIS
ARCHITECTURE

Solis Architecture Ltd.

SITE ADJACENT TO BALL DIAMONDS



MOUNTAIN METIS



- **In the spirit of reconciliation and in order to proceed to the next steps, we would like to move forward with acquiring the land.**
- **Securing land is crucial in allowing us to move on to our next steps with the project and proceed with our fundraising efforts.**



MOUNTAIN METIS



The Truth and Reconciliation Commission defines reconciliation as “establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in Canada. For that to happen, there has to be awareness of the past, an acknowledgment of the harm that has been inflicted, atonement for the causes, and action to change behavior.”



MOUNTAIN METIS



- **The MMNA has retained a geotechnical engineer to complete a report over the next couple of weeks to determine acceptable soil conditions.**
- **The acquisition of the land is conditional on a few factors, including soil condition, fire hydrant flow rate, and a legal survey which will provide a more accurate assessment of the site.**



MOUNTAIN METIS



We are looking forward to working with the MD of Greenview to create a new facility to provide the Hamlet of Grande Cache with an additional rental space for community functions, provide space for new and enhanced Métis programming, and enhance the beautification efforts of the community, encouraging tourism and economic growth within the region.



MOUNTAIN METIS



Thank you. Questions?



MMNA Purposed site

Water CC and 6" sewer
clean out

Operations Sol

2" Copper feed
and CC 10 feet
Fr Foundation

Manhole 10' 8" to
bottom of pipe

Aseniwuche



REQUEST FOR DECISION

SUBJECT:	Grande Prairie Palliative Care Society Presentation		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	DIR: MH	PRESENTER: LL
STRATEGIC PLAN:	Level of Service	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation from the Grande Prairie Palliative Care Society for information, as presented.

BACKGROUND/PROPOSAL:

The Grande Prairie Palliative Care Society will provide a presentation to Committee of the Whole on how the continued support of Greenview impacts palliative families in Greenview and all over Northwestern Alberta.

Greenview provided the Grande Prairie Palliative Care Society a 2022 operational grant in the amount of \$30,000.00 to augment wages for the Grande Prairie Palliative Care Society Executive Director.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is that Committee of the Whole will be provided updated information to stay informed on the operations of the Grande Prairie Palliative Care Society and the service provided to Greenview residents.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):



REQUEST FOR DECISION

SUBJECT:	SARDA Collaborative Construction Opportunities		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER:
DEPARTMENT:	AGRICULTURE	DIR: MH	PRESENTER:
STRATEGIC PLAN:	Level of Service	LEG: SS	

RELEVANT LEGISLATION:

Provincial – None

Council Bylaw/Policy – None

RECOMMENDED ACTION:

MOTION: That the Committee of the Whole accept the presentation from SARDA detailing their 2022 Collaborative Construction Opportunities request, for information, as presented.

BACKGROUND/PROPOSAL:

On April 8th, Administration received a letter from Simon Lavoie, Chairman of SARDA, formerly Smoky Applied Research and Demonstration Association. The letter provides details on the current state of efforts to construct staff offices and a trial plot processing shop. Land for the build has been donated by a local producer and the organization has \$750,000 set aside to match a grant for the same amount. Assistance is being sought for the following areas:

“Our Municipal partners have always been our strongest and most reliable supporters. This letter is being sent to each one with the hope of exploring the possibility of synergistic collaboration.

- 1) Our quote for gravel for the site is \$84,000. Any options to lower this expense would be very helpful.
- 2) The Ministry of Transportation is stipulating that the highway access needs to be re-constructed to conform to the regulations for an agricultural operation. Equipment, materials, and expertise would be helpful as well as a skilled negotiator to consult with government staff.
- 3) One of the conditions of our grant is that we are not allowed to borrow money from any financial institution. To support cash flow for construction and operational costs simultaneously, we were hoping that one or more Municipalities might be able to provide a total loan of \$500,000 with a 10-year repayment period.”

The Manager of SARDA will present the request in further detail.

Administration recommends the Committee of the Whole accept the presentation for information that may be required should further deliberations be of interest to the Committee.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the Committee of the Whole accepting the recommended motion is that they will be informed as to SARDA's request for assistance.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: The Committee of the Whole may alter or deny the recommended motion.

FINANCIAL IMPLICATION:

There are no perceived financial implications to the adoption of this motion.

STAFFING IMPLICATION:

Adoption of the policy may require additional personnel to ensure the development and administration of the program.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will bring that matter forward to Council at the request of the Committee.

ATTACHMENT(S):

- SARDA Letter, dated April 8, 2022

Municipal District of Greenview
PO Box 1079, Valleyview, AB T0H 3N0
info@mdgreenview.ab.ca

Dear Reeve Olsen and Council

Re: Seeking Collaborative Construction Opportunities

Sarda Ag Research is ready to begin moving forward with the construction of a new building that will house the trial plot processing shop and the staff offices under one roof. Much ground-work has already been done. Land situated between the Village of Donnelly and Donnelly corner has been donated by a local producer. A grant for \$750,000 has been conditionally approved and will be released once SARDA Ag Research can demonstrate the ability to construct and operate the facility for many years into the future. Our Association is holding \$750,000 in reserve to match the conditional grant. We have a conceptual drawing ready to submit to Engineering for review and approval and we have secured bids from contractors for both the site ground prep and building construction. There is a legitimate concern by the Board that costs are likely to be a little higher than quoted and we could leave ourselves in a tenuous financial position.

Our Municipal partners have always been our strongest and most reliable supporters. This letter is being sent to each one with the hope of exploring the possibility of synergistic collaboration.

- 1) Our quote for gravel for the site is \$84,000. Any options to lower this expense would be very helpful.
- 2) The Ministry of Transportation is stipulating that the highway access needs to be re-constructed to conform to the regulations for an agricultural operation. Equipment, materials and expertise would be helpful as well as a skilled negotiator to consult with government staff.
- 3) One of the conditions of our grant is that we are not allowed to borrow money from any financial institution. To support cash flow for construction and operational costs simultaneously, we were hoping that one or more Municipalities might be able to provide a total loan of \$500,000 with a 10 year repayment period.

We have up-coming meetings scheduled with Government of Alberta employees to seek Capital funding but at this date only a firm commitment to talk about funding.

Construction costs are always lower when done during milder weather and in our volatile economic climate the longer we wait the higher the costs are expected to be. Our Board feels that to be financially prudent we need to get started and continue to search for funding while construction is underway. The multiple layers of collaboration that have gone into the design, planning and funding of this facility makes it unique. For the first time ever, we have the opportunity to have plots immediately adjacent to our office building and an assured space for our long term plots that are currently at constant risk of disruption at the whim of a landowner. Farmers throughout the entire Peace Region will benefit from the improved quality work done by staff who have better resources to work with and increased visibility.

- 2 -

We look forward to speaking with you at your earliest convenience to answer any questions or address concerns you may have. It is our sincere hope that together we can build infrastructure that will improve the skill set and financial outcomes of our agricultural producers while being fiscally responsible to those residents of the Peace Region who ultimately pay the bill through their tax dollars.

Yours truly,

A handwritten signature in black ink, appearing to read "Simon Lavoie".

Simon Lavoie
Chairman



80

SARDA
AG RESEARCH

AERIAL IMAGERY LOCATION PLAN:

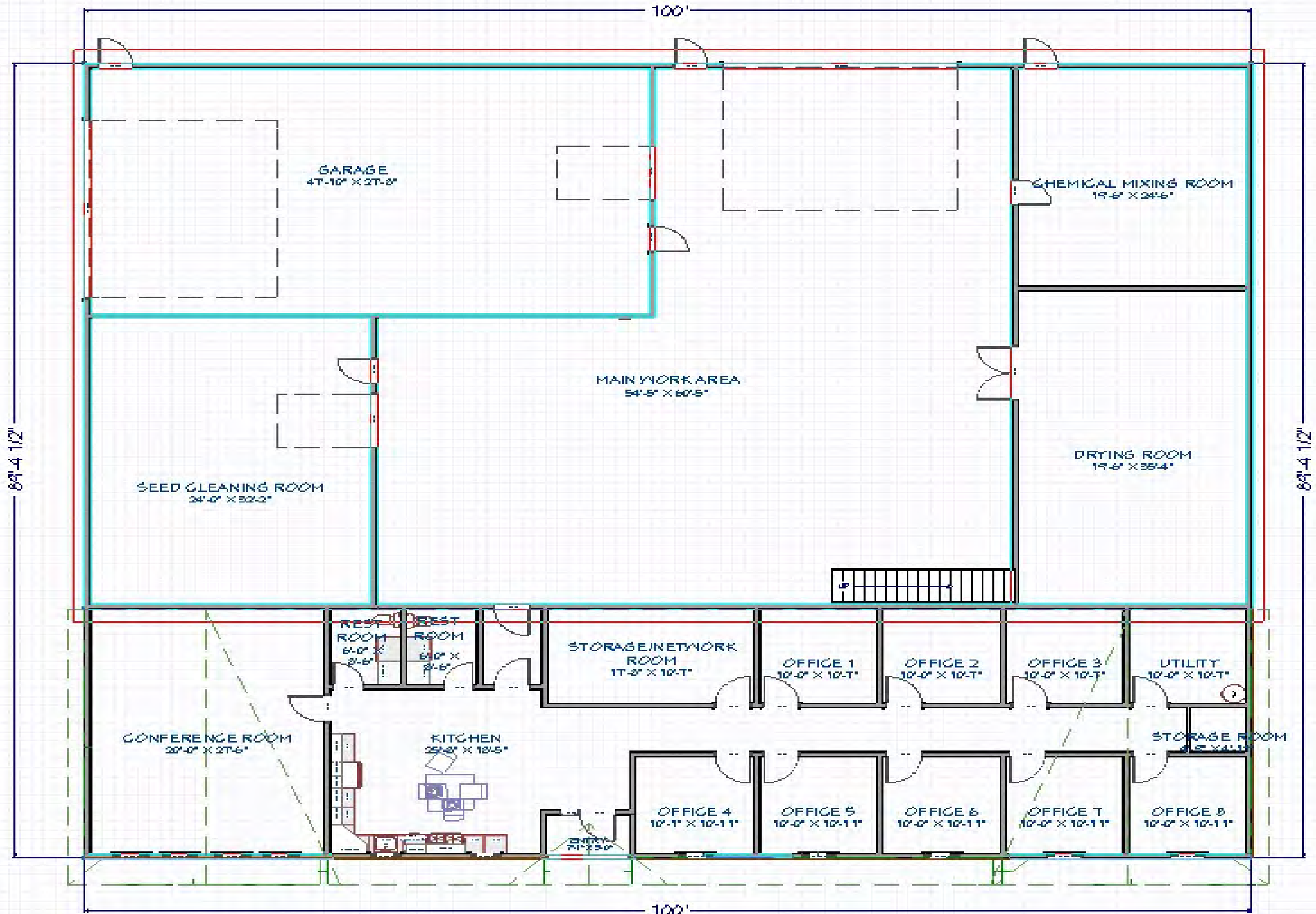


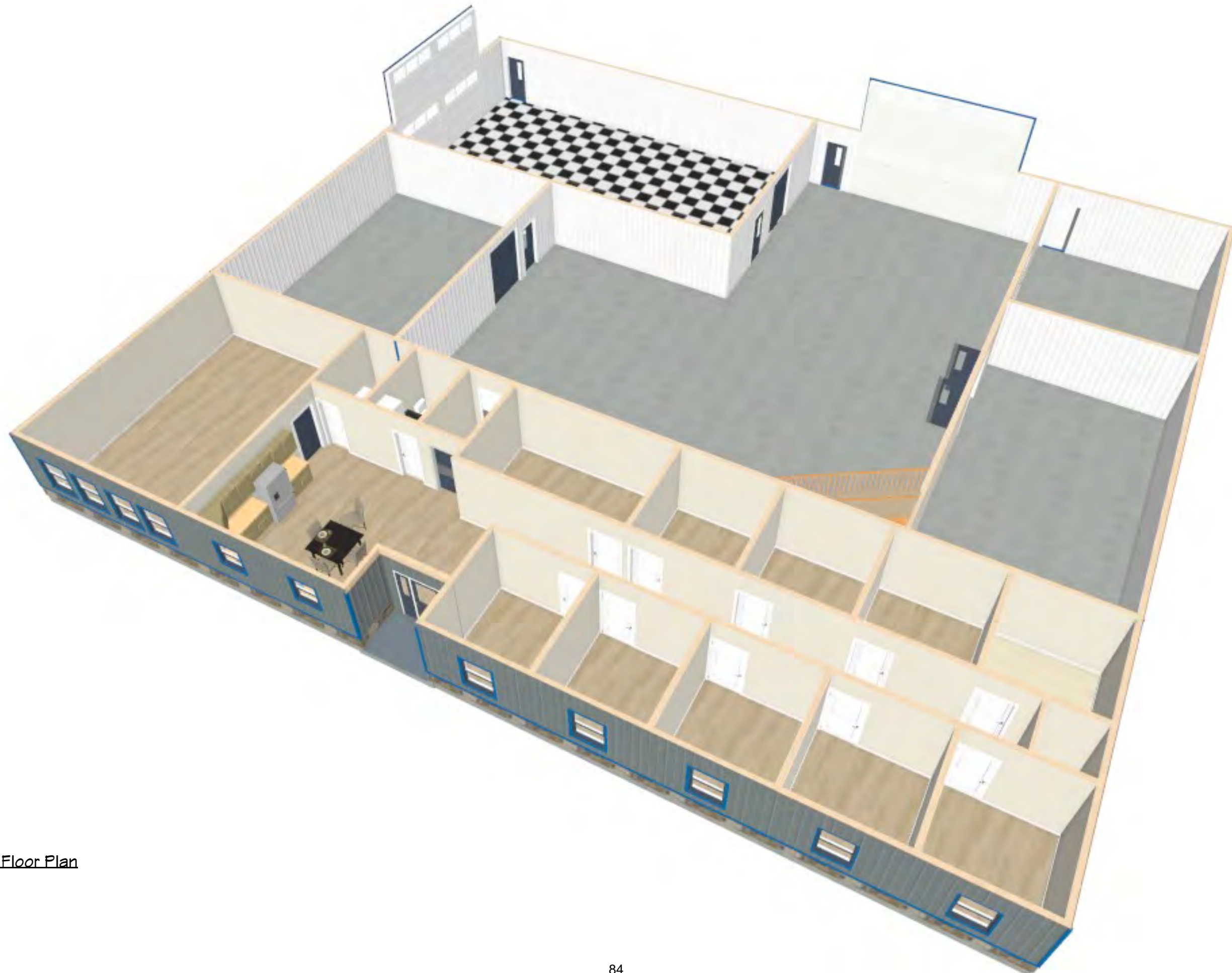
Imagery provided by Maxar Imagery. (Dated July 27, 2020)



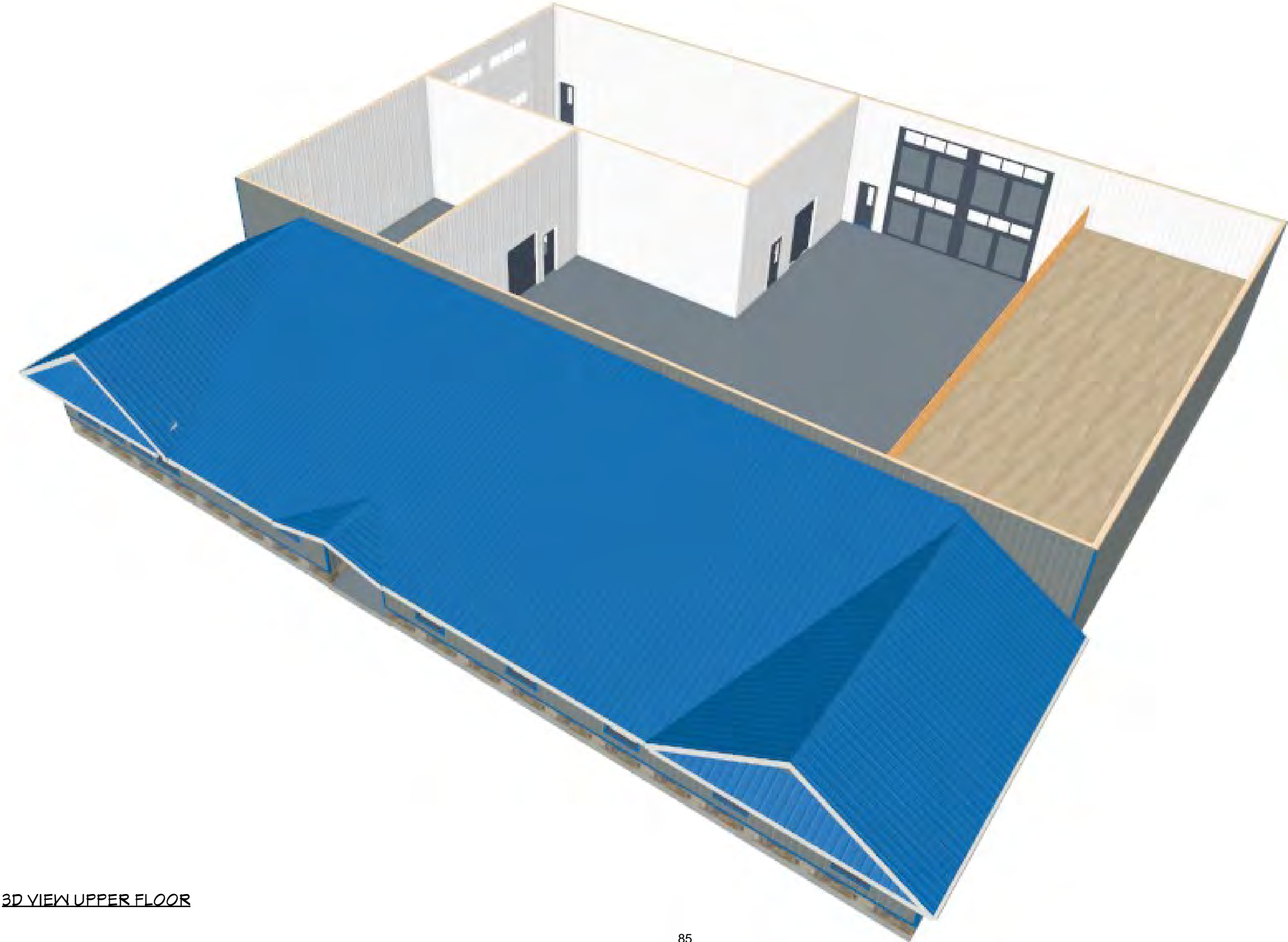
SCALE 1:5000







3D View Floor Plan



3D VIEW UPPER FLOOR



DRYING ROOM

- NEED FORCE HEATED AIR TO DRY GRAIN SAMPLES
- HUMIDIFIER VENT TO REMOVE MOISTURE TO OUTSIDE
- FANS TO CREATE AIR MOVEMENT
- SEALED FROM REST OF SHOP
- NO DOOR JAM TO WHEEL IN GRAIN SAMPLES
- 72" ACCESS DOOR
- 8' ceiling



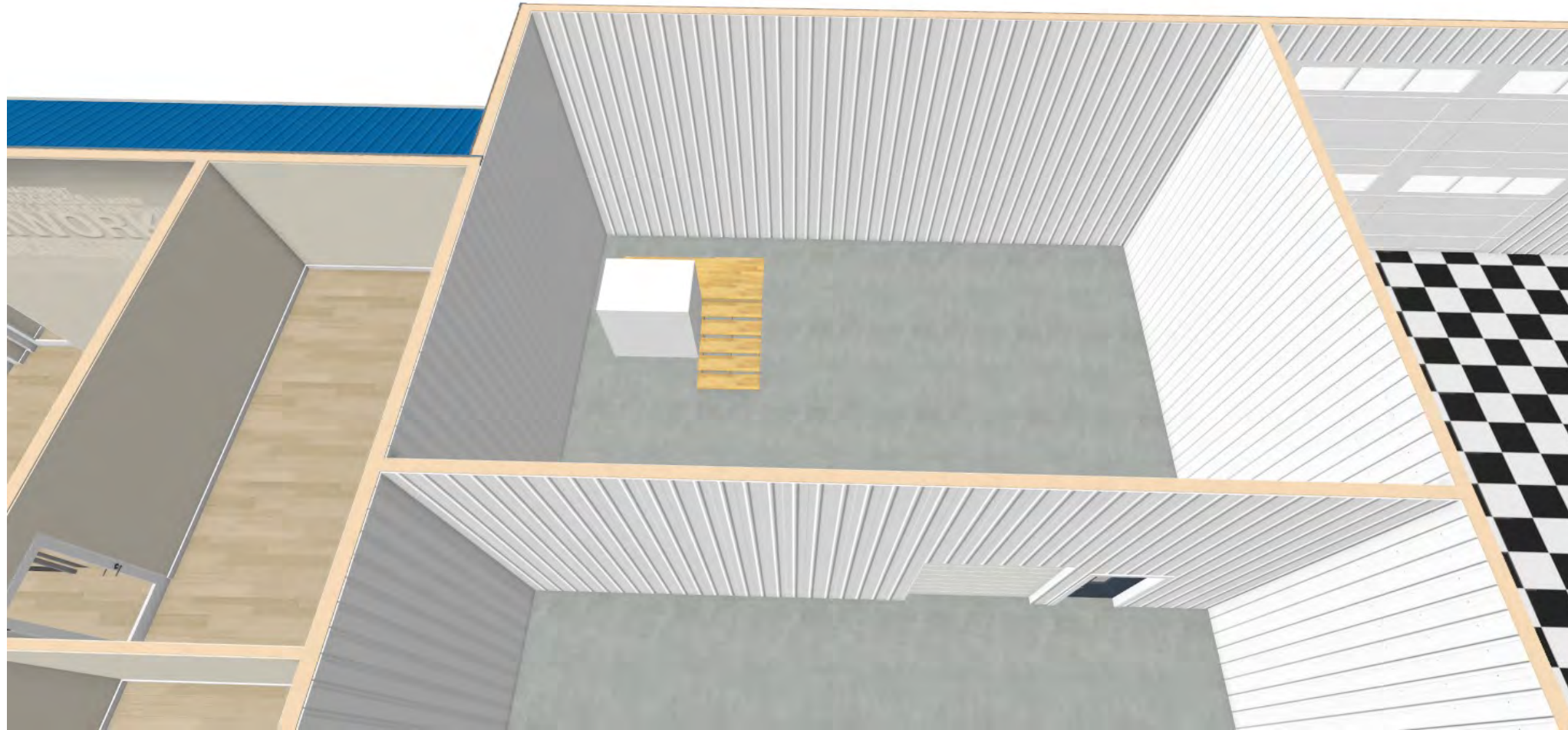


SPRYER ROOM

- shower
- hot and cold water
- exhaust fan
- chemical storage cabinets
- 9' height ceiling

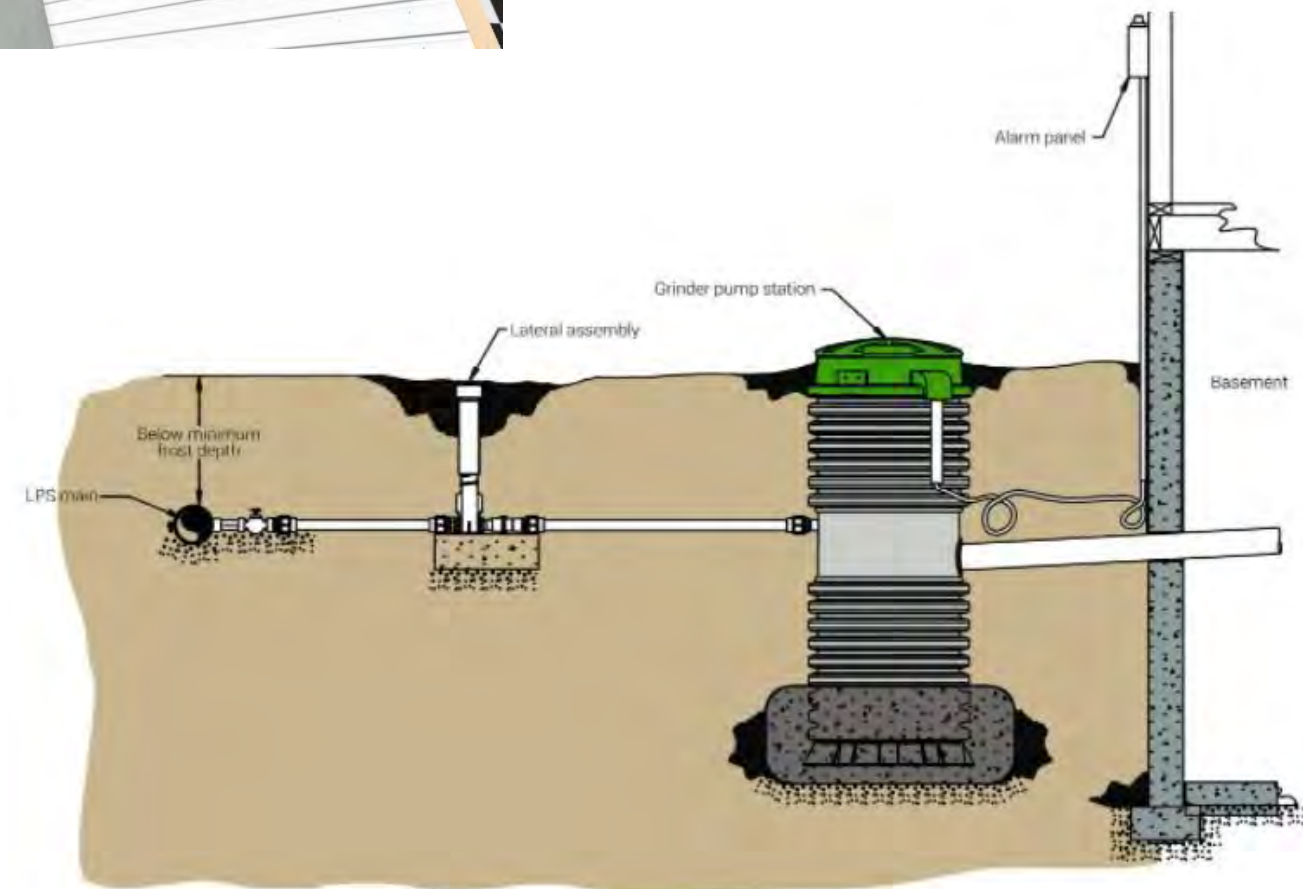






CLIPPER / CLEANING ROOM

- Exhaust fan to remove dust while cleaning
- or Controlled Air Filtration System
- Build vacuum for cleaning equipment and floor
- overhead door same as door from Garage main area
- dust proof to main area
- ceiling 18'

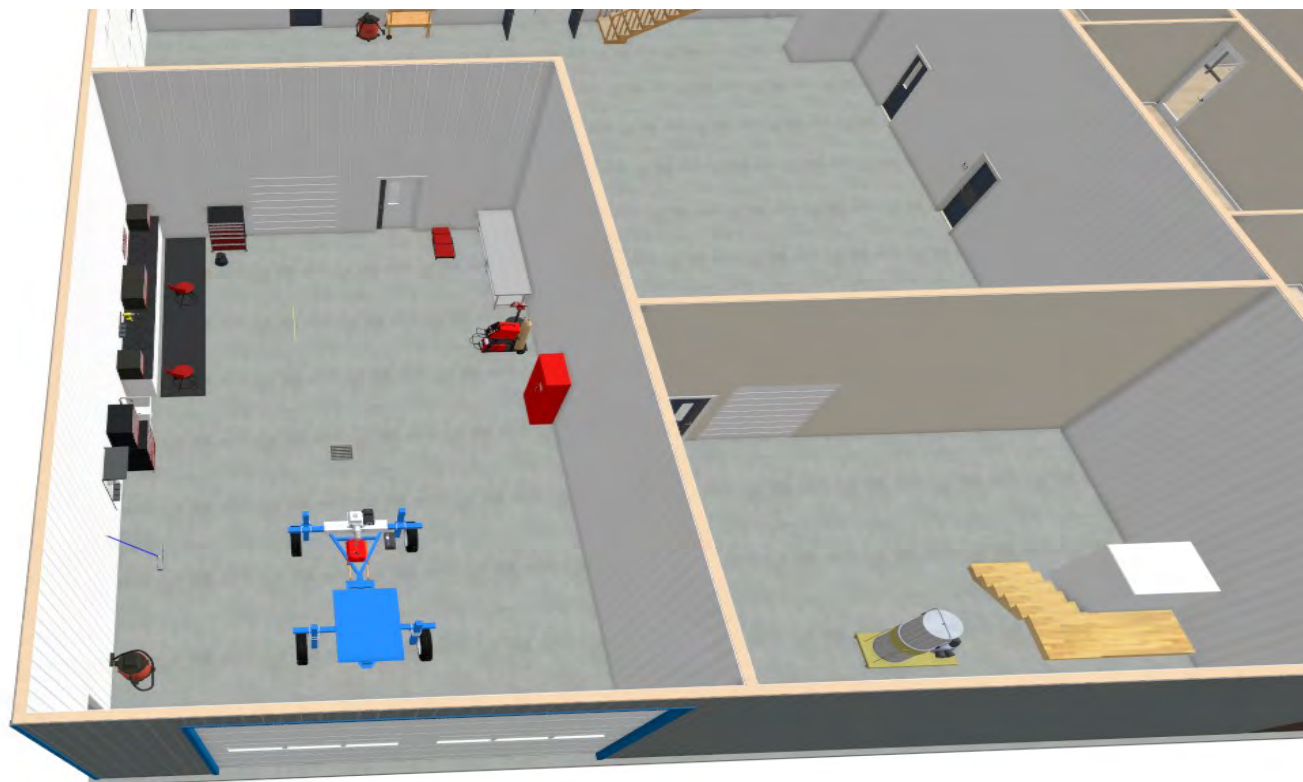




Door between garage and main shop

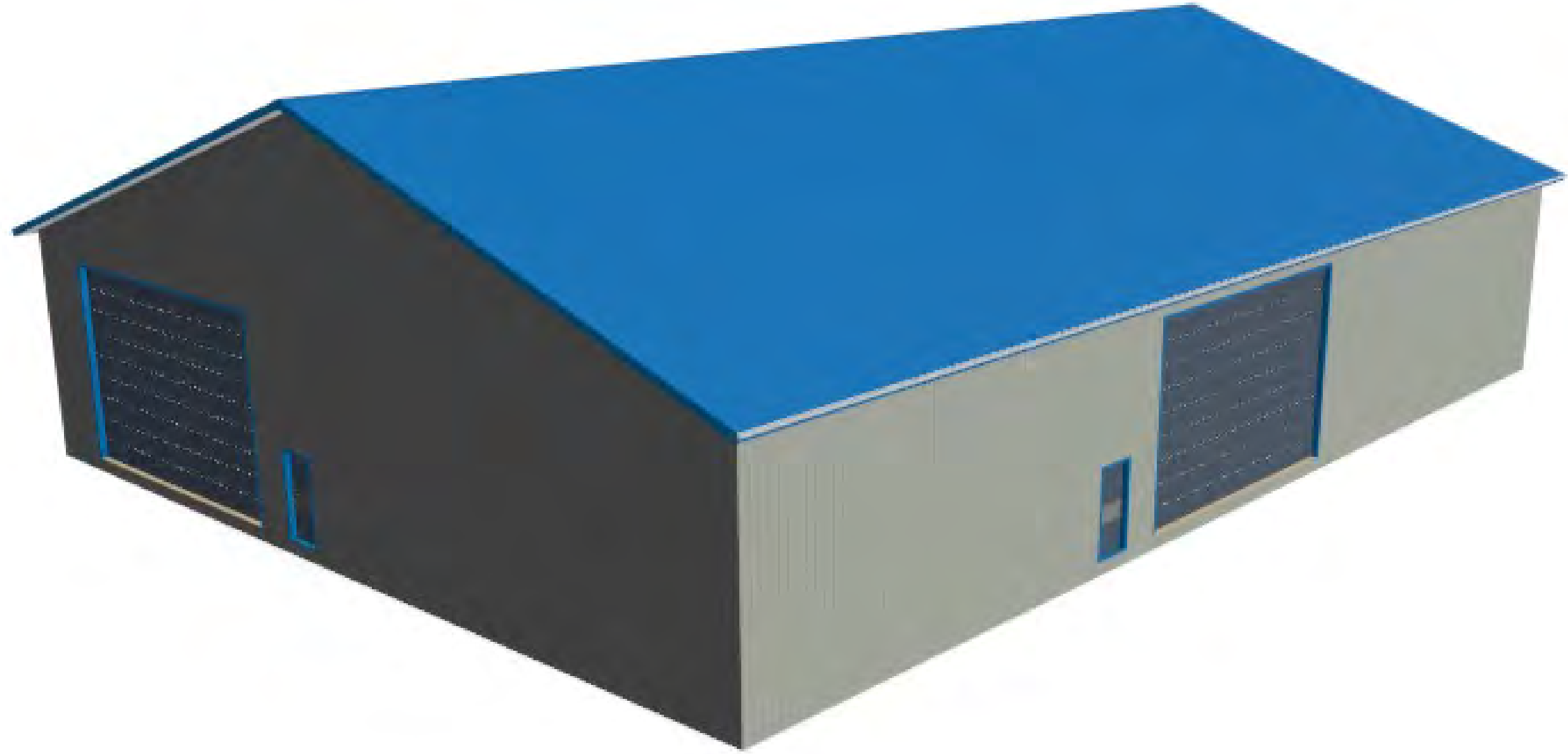


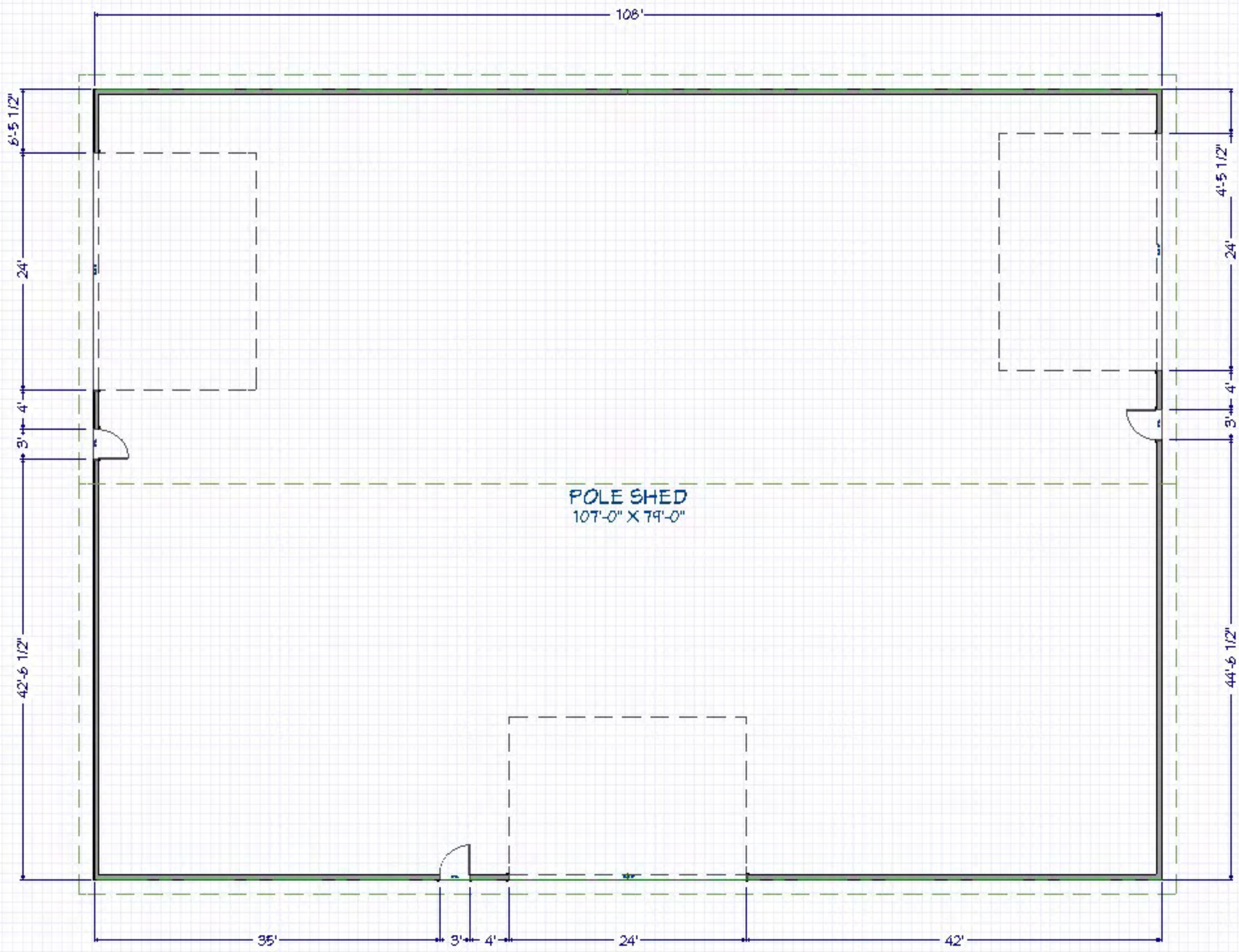
Overhead door 20' x 16'



Floor drain and water to shop







POLE SHED
107'-0" X 79'-0"



REQUEST FOR DECISION

SUBJECT:	Community Futures Grande Prairie & Region Presentation		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	DIR: MH	PRESENTER: LL
STRATEGIC PLAN:	Level of Service	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation from Community Futures Grande Prairie & Region for information, as presented.

BACKGROUND/PROPOSAL:

Community Futures Grande Prairie & Region will provide an update on programs and services, including how they serve the Grovedale area of Greenview.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is that Committee of the Whole will be provided updated information to stay informed on service provided by Community Futures Grande Prairie & Region in the Grovedale area.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Powerpoint Presentation

COMMUNITY FUTURES GRANDE PRAIRIE & REGION

Council Presentation—

Growing Communities One Idea at a Time. . .

Mandate

- To increase economic and social well being throughout Community Futures Grande Prairie & Region

Vision:

“Community Futures Grande Prairie & Region's vision is to be an innovative leader in community empowerment by:

- providing Education
- Enhancing the growth of our communities
- continually Evaluating our relevancy
- Establishing a strong board of leaders

Mission Statement

- Growing Communities One Idea at a Time

Who is CFGP & R?

- a non-profit, community economic development organization.
- brings together major players in the region to work toward the common goal of community economic development.
- its strength, lies in having the community take "ownership" in the organization: a dedicated group of volunteers representing the community.

What is the CF Program?

- an initiative that assists communities in need, and be the innovators, leaders and directors in solving their long-term economic problems
- assists the Grande Prairie region to plan and restructure to meet the demands of a changing economy and labour market.
- participates in a local process to assess economic problems and opportunities and to achieve long-term employment stability, growth and adjustment

History

- 1986 - Saskatoon Mountain Economic Development Authority (SMEDA) was established by Canada Employment & Immigration in 1986 through the delivery of the Community Futures program.
- Regional boundaries - County of Grande Prairie and the municipalities within - exception the City of Grande Prairie

History

- 1988 - Business Development Centre (BDC) concept perceived by SMEDA to be a key economic rejuvenation and stabilization of its member communities.
- The SMEDA BDC was incorporated on September 30, 1987 and opened for business in September 1988.

History

- 1994 - BDC moves to co-locate with SMEDA Enterprise Centre, Beaverlodge
- Sexsmith Enterprise Centre building turned over to Town of Sexsmith.
- One board of directors for governance.

History

- 1996 - Sub-office opened in City two days per week
- 1997 - Sub-office operations expanded to full-time.
- 1998 - Sub-office co-locates with five other service providers (GPRC, Industry Canada, CTN, Chamber of Commerce, City of Grande Prairie) to create Centre for Business Development, Alberta Northwest.

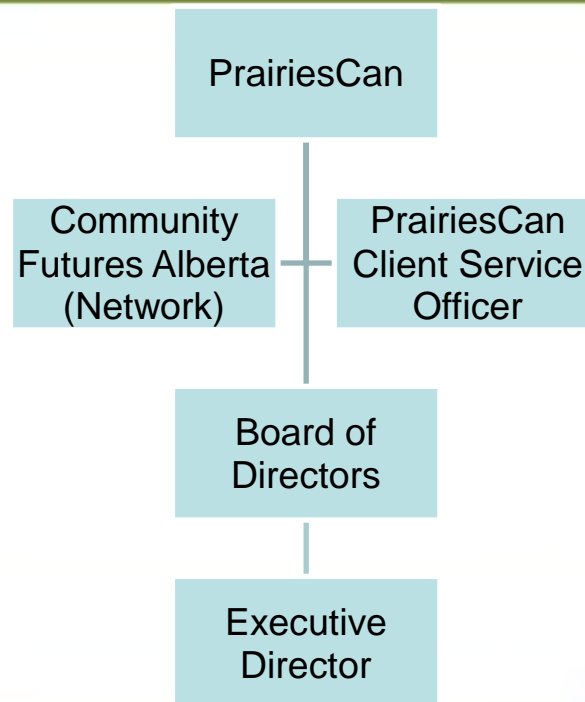
History

- 2000 – Youth Connections Open for Business in Towne Centre Mall.
- 2000 – SMEDA moved to Centre 2000
- 2006 – SMEDA Board moves to amalgamate offices to one location in City of Grande Prairie
- 2007 – SMEDA name change to Community Futures Grande Prairie & Region
- Feb 2017 – Opened Spark! Business Incubator in 214 Place
- Sept 2021 – moved to main floor 214 Place South

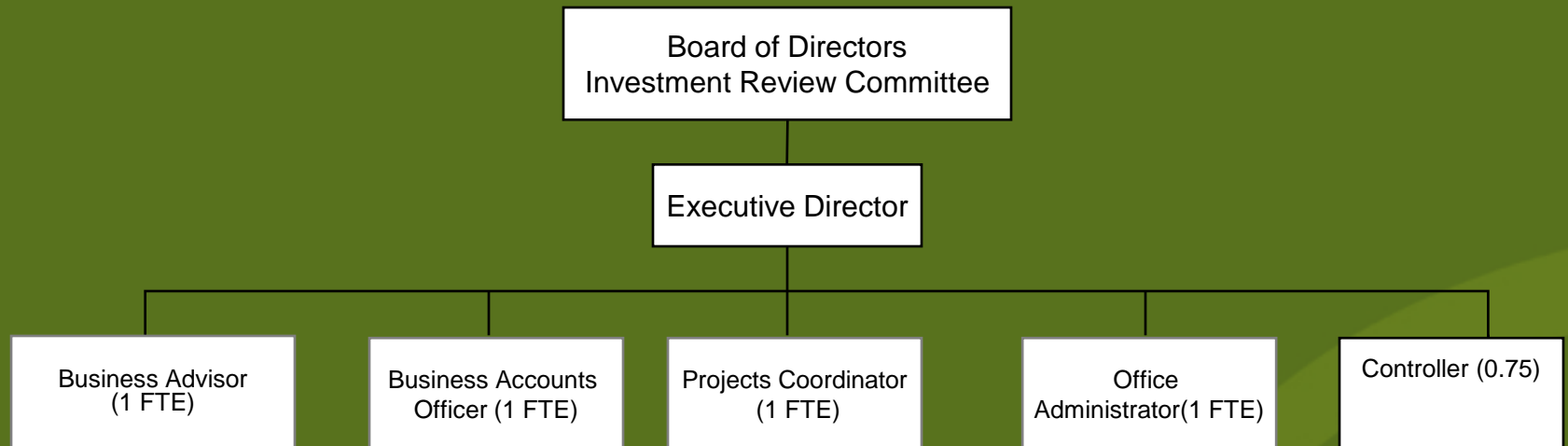
Community Futures Program

- Federally funded program
- Administered by Prairies Economic Development Canada (PrairiesCan)
- Governed by local volunteer boards
- One of 27 regions in Alberta
- One of 90 points of service in Western Canada, 290 points of service in Canada
- CFDC, CBSC, AWE
- Supported by Community Futures Network of Alberta

Organizational Flow Chart



Core Internal Organizational Chart



Membership

- Board of Twelve (12):
 - City of Grande Prairie
 - County of Grande Prairie No. 1
 - MD Greenview No. 16 – Grovedale
 - Town of Sexsmith
 - Town of Beaverlodge
 - Town of Wembley
 - 6 Community Members at Large

Service Area



Operational Funding

- Core funding contract with PrairiesCan to 03/31/25 - \$308,500, no change since 2015
- RRRF Administration dollars based on loan volume for next 4 years
- Outside contracts and services
- Fee for Service

Community Futures Program

- Diversification of our local economies
- Particularly in terms of:
 - Productivity enhancement
 - New products/services
 - New technology
 - Value added
 - Import replacement
 - Expanded markets
 - Innovative access to capital
 - Industry development/adjustment and cluster development

Business Services

- Assistance, review and analysis of business plans, cash flows and financial statements
- Provide information and resources for market research
- Provide business loans and information on other sources of financing for small business, including referrals to partners like ATB Financial, Futurpreneur, AWE, BDC and other financial institutions

Business Services

- During the 2021/22 Fiscal Year:
 - Served 372 new clients
 - Provided 1315 advisory services
 - Facilitated 10 Strategic Planning Sessions for organizations and businesses
 - Started 3 new projects

Investment Fund – Business Financing

- Loans to new or existing small businesses
- Maximum \$150,000.00
- Security requirement
- Competitive interest rate with banks (current 9%)
- Letter of Decline no longer required
- Negotiable terms

Investment Fund – Business Financing

- The 2021 – 22 Fiscal Year [3 Quarters)
 - Approved 27 new loans (our goal was 12)
 - Total amount of loans approved = \$1.5Million
 - Created/maintained 78 jobs

Investment Fund – RRRF

- Federal government funds to “fill the gaps” of the CEBA program
- Disbursed – 164 loans totalling \$4.9Million to 89 businesses, created/maintained 953 jobs
- Active engagement with clients to assist them in recovery efforts and to plan for repayment

Community Economic Development

CED Services include, but are not limited to:

- Research, development, & facilitation of CED projects
- Research other CED opportunities
- Community capacity-building
- Board training
- Conflict management
- Presentations and/or facilitation of workshops
- Strategic planning sessions

Collaborations & Programs

- Growing the North Speaker Coordination
- GPRIN Administration – Since April 1, 2019
- Shell LiveWIRE! Program Delivery Partner – cohort 3 starting Feb 2022
- SMARTStart – first cohort starts February 2022 – focus is on start up to 3 years, seeking Mentors and Sponsors
- City of Grande Prairie Community Group Funding – supporting youth, women and downtown business supports
- Business Coaching, Mastermind Series, EDP program, etc

How We Can Help

- One stop shop for Entrepreneurs – refer for not only financing but business planning, business coaching, consulting, training
- Strategic Planning/Opportunity Identification Sessions
 - How to take advantage of opportunities
 - Gap analysis
 - Becoming an entrepreneurial community
- Non-profit assistance/business planning/strategic planning, etc.

Check us out:

- CF - grandeprairie.albertacf.com
- Facebook
- Twitter
- LinkedIn
- Instagram
- 780.814.5340



REQUEST FOR DECISION

SUBJECT:	Swan City Snowmobile Club Presentation		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO:	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	DIR: MH	PRESENTER: LL
STRATEGIC PLAN:	Level of Service	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation from Swan City Snowmobile Club for information, as presented.

BACKGROUND/PROPOSAL:

The Swan City Snowmobile Club will provide an overview of the organization to new Council members as well as an annual update to all of Council. This will also provide an opportunity for the Swan City Snowmobile Club to present their capital grant request to Council.

The Swan City Snowmobile Club has submitted a capital grant request to Greenview for \$65,000.00 for the fence grounds at the Evergreen Park shop/clubhouse and \$75,000.00 to \$100,000.00 for the Lick Creek/Kakwa campground expansion. This request will be presented with all the community grants at a future Committee of the Whole meeting.

Greenview provides the Swan City Snowmobile Club an annual operating grant of \$20,000.00.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is that Committee of the Whole will be provided updated information to stay informed on the operations of the Swan City Snowmobile Club and the service provided to Greenview residents.
2. The benefit of accepting the presentation is that Committee of the Whole will have the opportunity to ask questions prior to the community grants presentation.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Appendix 1- Purpose of Organization
- Appendix 4- Grant Purpose
- Power Point

PURPOSE OF THE SWAN CITY SNOWMOBILE CLUB**NON PROFIT SOCIETIES ACT ALBERTA # 5000 70305**

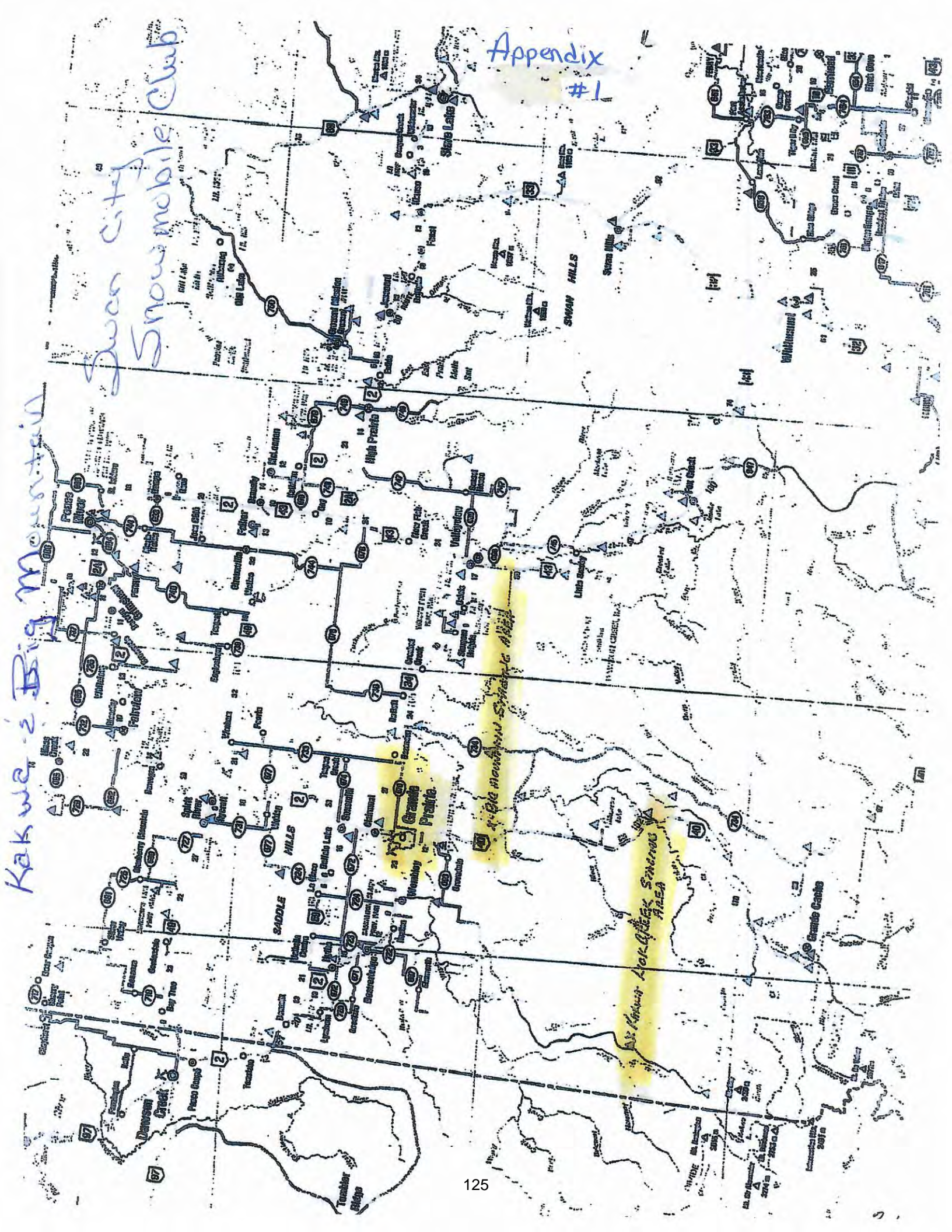
The object of the society are as follows:

- a) To promote and maintain a harmonious relationship between all persons sharing the common interest in the use and enjoyment of snowmobiles and the sport relating to snowmobiling.
- b) To promote safety and good operating and driving practices and observance of all regulations relating to the use and operation of snowmobiles.
- c) To assist all Governmental Agencies whether at the municipal, provincial or federal level, in recognition of the importance of recreation in public lands and the care and maintenance of such lands.
- d) To promote recreation opportunities, friendly and social activities to our members and non members alike.
- e) To help to ensure safe riding practices of our trail systems, with safety courses information and education. STARS locations, Beacon Test at Trail Head at Kakwa, Info on Avalanche Courses.
- f) To manage all assets of the Club. To manage all recreation leases associated with the Club.
- g) To maintain and manage two trail systems with care and concern for the environment, Kakwa Area 100 km of remote trails and Big Mountain Recreation Area 150 km of trails. Clean Trails, Maintenance from erosion, illegal dumping, Signage, Bridges, Warm Up Shelters, Grooming of trails
- h) To maintain and manage no trace camping in the Big Mountain Recreation Area (May to Sep) and Kakwa Mountain Recreational Area (Winter – Nov to Apr)
- i) Organize clean up workbees for trail system and camping areas in the Spring for the Kakwa Area. Maintain and clean up Big Mountain Recreation Camping area weekly during summer.
- j) Ensure outhouses in both recreational areas are maintained.
- k) Help with maintenance of the Kakwa Cabin, Built and maintain the cabin at Lick Creek, Built and maintain chalet at Big Mountain, Built and maintain warm up shelters at Big Mountain.

Kakwa - 2 Big Moustel

Appendix #1

Yucca City
Snowmobile Club

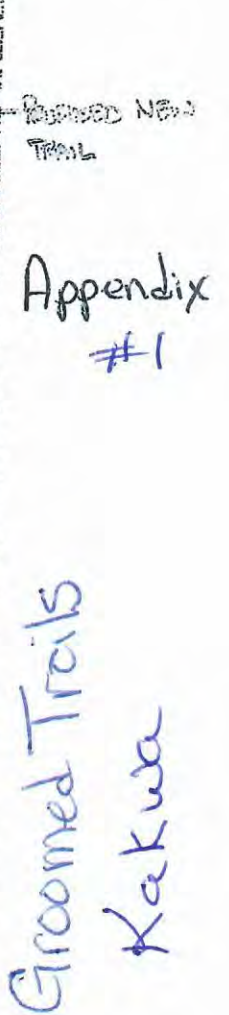


STAGING AREA KAKWA
UCK CREEK

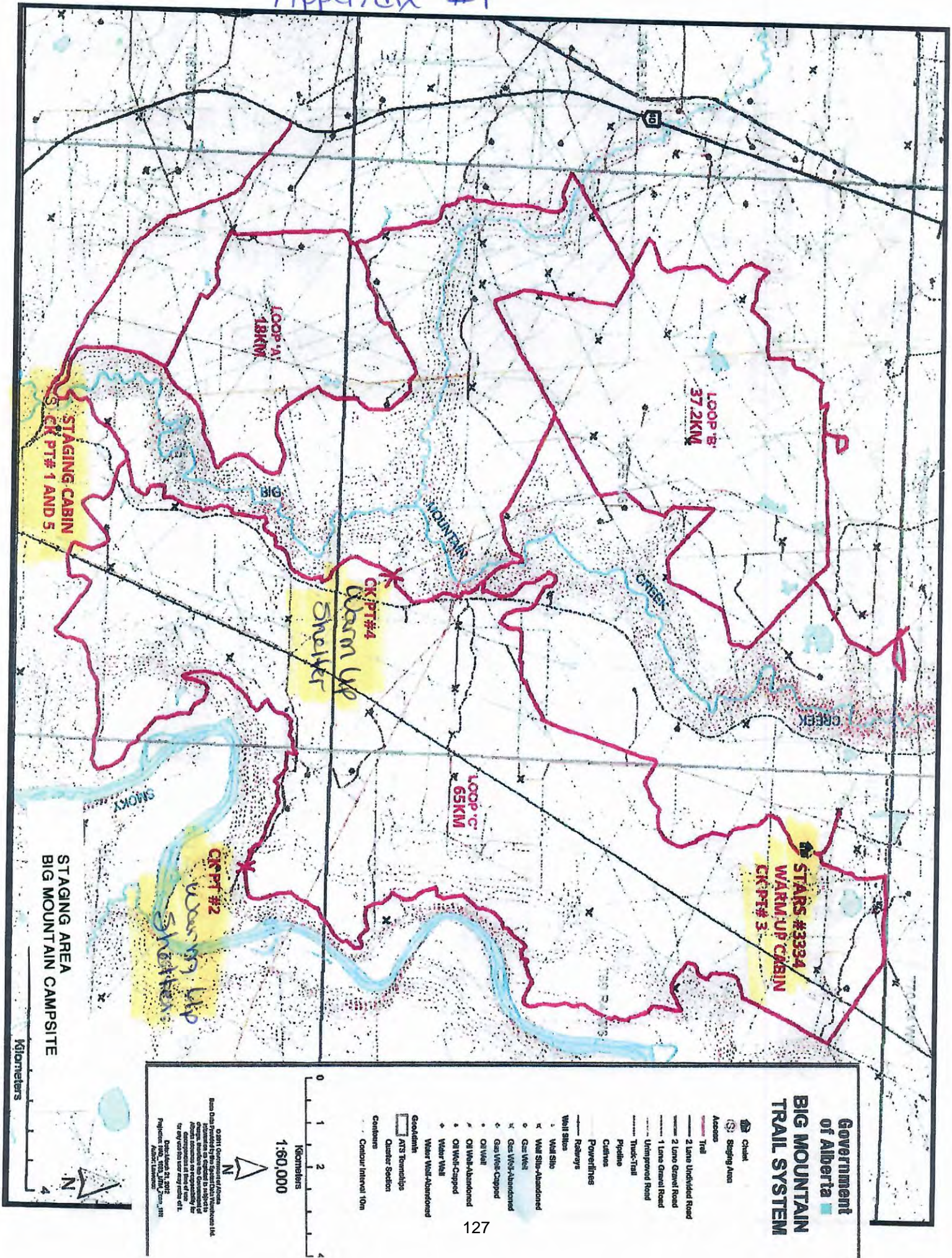
WE Groom Two
to Three
Times A Week

UPPER TRAIL

Topographic map of the Lick Creek area. The creek is shown flowing through a valley. The map includes contour lines and labels for 'LICK CREEK' and 'Lick Creek'.



Groomed Trails
Kakua



Swan City Snowmobile club march 18th 2022

MD of green view grant request

First off we would like to thank you for your past and current support and some of you may not know but our club not only looks after 250 plus klms of trail for the winter users but we also look after these same trail to enhance summer users as the summer OHV clubs are very fragmented with little structure other than a face book site and we have received many accolades from Alberta environment, Alberta parks ,and BC parks on our efforts our volunteer group has put into any projects .

As our club has grown to 600 plus members ,assets worth 800,000 that provide a very important recreational value to the area

We have many projects and have highlighted 2 of them that require capital funds

Shop/clubhouse

Our 3850 sq/ft shop "which the MD paid for a large portion of" and club house that is located on evergreen park grounds is requiring a fence around it as the shop has been broken into once and our items outside have gone through and things taken and stripped

We have received quotes of \$40,000 to \$50,000 for a chain link fence with barb wire along with 2 gates , and our other responsibility is to clear the right a way for the fence which we are estimating another \$15,000 , for a total project cost of

\$65,000

Lick creek / kakwa campground

With our winter users increasing we have hit a record number of winter camp of 185 and have worked with AEP to have a temporary location outside or PNT , and are working with AEP on expansion plans to have up to 225 camps and expand the parking lot with-in our PNT

This will be a big under talking with permits, survey's , and consultations and agreements with stakeholders , but looking at our plan to take some forestry equipment in to salvage the merchantable timber , and a hoe ,dozer and mulcher to finish the job for single and multi-user sites that will add value to both summer and winter users

In consultation with several contractors and the remoteness of the site, prices are coming in from

\$75,000 to \$100,000



Swan City Snowmobile Club

SCSC incorporated in 1973, and is the oldest club in Alberta.

We currently have 650 members that have purchased ASA passes. We are a member of the Alberta snowmobile association (ASA) the Alberta off highways vehicles (AOHV). We currently work with four levels of government, Alberta lands parks, BC parks and the MD of Greenview we operate our clubhouse and 7200 square foot shop out of the Evergreen Park facility we have approximately \$800,000 in assets this includes 4 snow cats 8 groomers 2 snowmobiles a small dozer skid steer single axle semi truck triple axle trailer dump trailer car hauler 3 warm-up shelters and two large chalets.











Big mountain trails

Located just South of Grand Prairie in the MD of Greenview we maintain for summer and winter use 170 kilometers of trails. SCSC has three warm up shelters that are supplied and maintained by us and also one chalet that is approximately 1600 square feet which is located on loop C of the trails.

We are also proud to maintain Big Mountain Campground we operate this for Alberta Parks which includes the maintenance management of the site. the site has four separate camping spots two washrooms large gazebo cooking shelter and can hold up to 30 plus units this is also our winter staging area for the big mountain trail system.





Lick Creek staging area and Kakwa Falls

Located South West of Grand Prairie on the two lakes Rd is where you will find our little Creek staging area we manage and maintain 185 camping sites maintaining groom 90 kilometres of trail an road grooming happens for five months of the year which uses approximately 15,000 liters of fuel which is 400 hours of running time and 6000 kilometers. SCSC has built installed and maintained over 12 washrooms in the area and we welcome approximately 12,000 visitors per year into the area with approximately 7000 of those being winter users. The summer users enjoy camping off road vehicle use and horseback riding into the falls area.

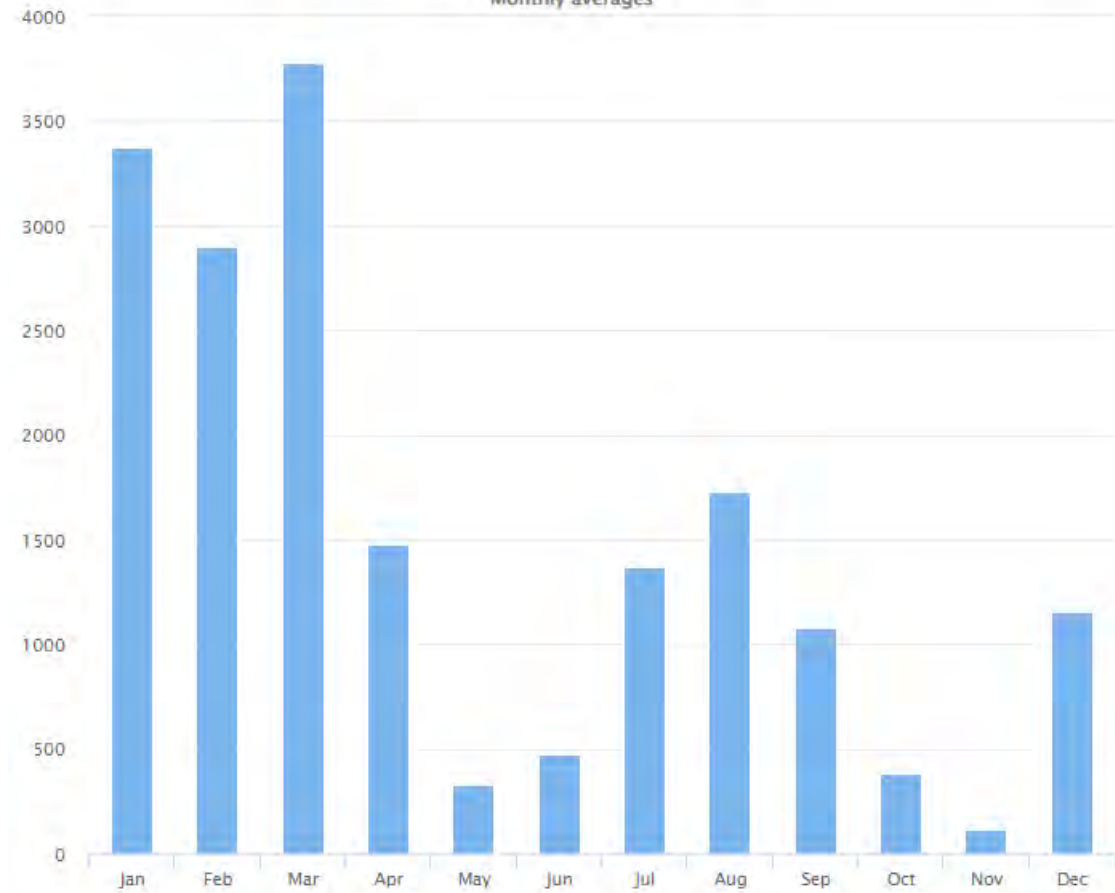


[Back](#)

Months of the year

2021-01-14 to 2022-01-30

Monthly averages

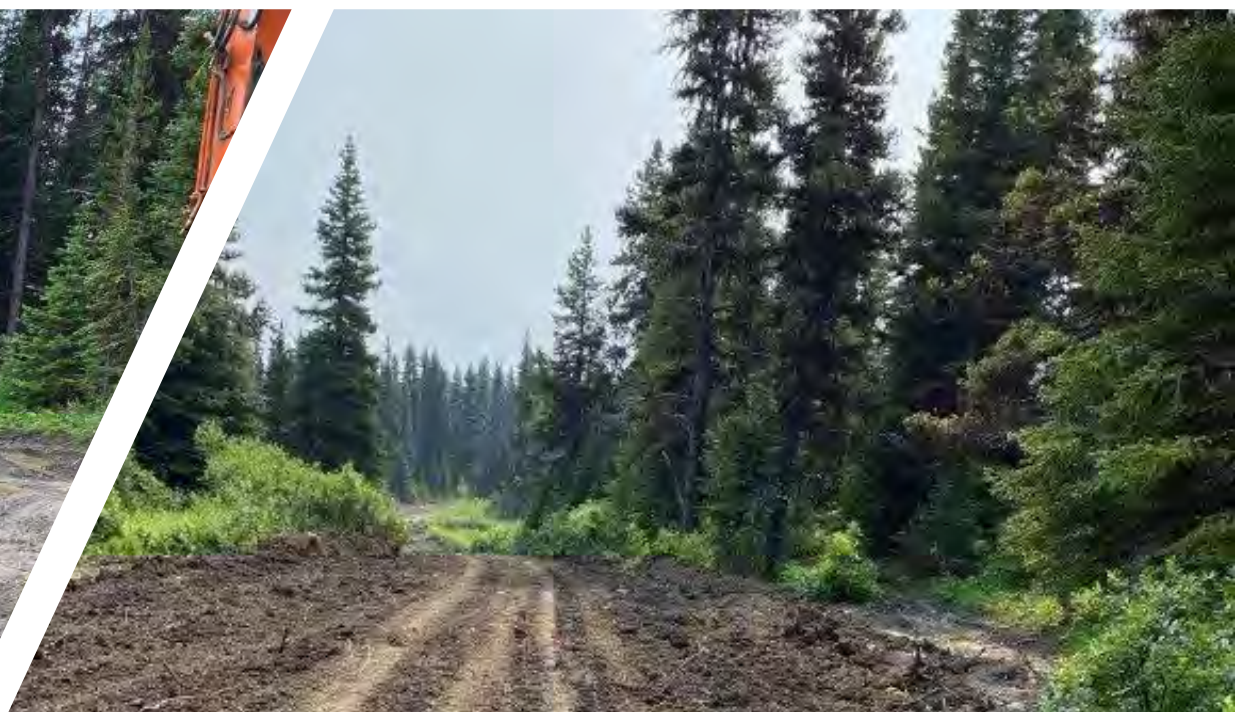


Site Name	Average	Median	STDV	Min	Max
Kakwa Trail	1,513.0	1,260.5	1,176.5	112.0	3,779.0

Other notables

The Alberta government supplied and granted us \$200,000 in 2020/2021 winter season in which we installed 100 mats and rebuilt the road from the parking lot to the falls and were able to access the falls with a heavy duty pickup truck for the first time in 20 years we have also rebuilt the road and parking lot into the Torrance falls and added a washroom we have completed vegetation control on the horn Ridge trail for 8 kilometers and put in a washroom up the base of the trail we also maintain and supply safety skimmers along the snowmobile trail to Kakwa lake in case of emergencies.









Questions?



REQUEST FOR DECISION

SUBJECT:	Accurate Assessment Group Ltd. – 2022 Annual Assessment Presentation		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER: CG
DEPARTMENT:	FINANCE	DIR: EK	PRESENTER: MJ
STRATEGIC PLAN:	Level of Service	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept Accurate Assessment Group’s annual Greenview Property Assessment report for information, as presented.

BACKGROUND/PROPOSAL:

Accurate Assessment Group is contracted by Greenview to provide assessment services on all properties within Greenview.

Accurate Assessment Group representatives will be in attendance to elaborate on Greenview’s Property Assessment report.

Committee of the Whole members may wish to prepare questions in relation to the attached presentation to ensure clarity for Committee of the Whole.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Committee of the Whole accepting the report as information is to keep Committee of the Whole informed about the changes in Greenview’s property assessment from one year to the next. Another benefit of the recommended action is that Committee of the Whole will have an opportunity to discuss Greenview’s assessment with the Accurate Assessment Group.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to not accept the recommended motion for information.

FINANCIAL IMPLICATION:

Direct Costs:**Ongoing / Future Costs:**

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Accurate Assessment Group Ltd. – PowerPoint Presentation



MUNICIPAL DISTRICT OF GREENVIEW No. 16



Agenda



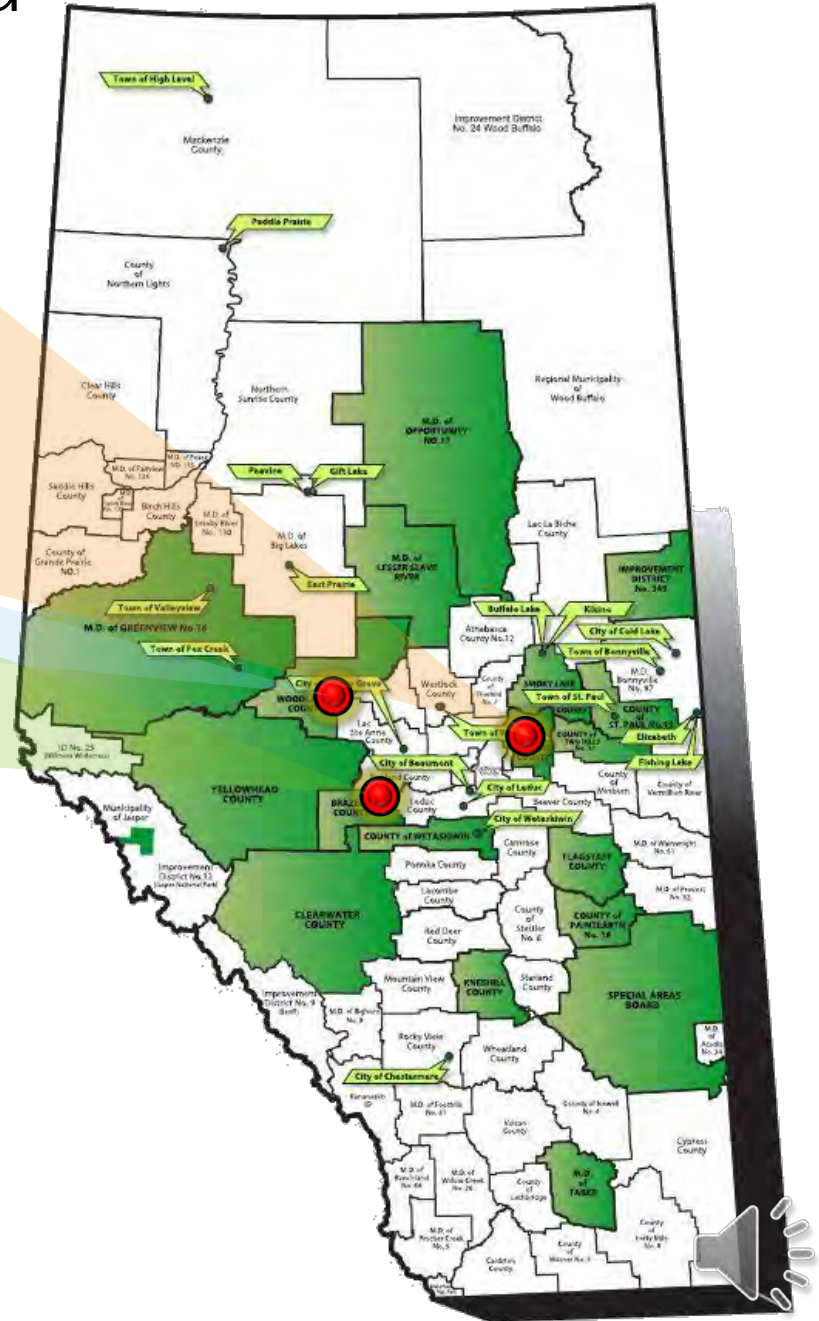
Accurate Assessment Group Ltd.



Highlights of the Municipality's Assessment



Where We are Located



Trusted Advisor



*At AAG, our purpose is to continuously seek improvement,
and earn the role of Trusted Advisor.*



TEAM DEPTH



Specializing in all aspects of Municipal Property Assessment

400+ Years of Combined Experience



COMMUNICATION



We connect with Rate Payers successfully

We communicate with Council, CAO's and Administration



DATA INTEGRITY



Our technology drives best practices for assessment operations.

Leaders in quality control through technology and experience



Residential



Non-Residential



Farmland

Troy Birtles, AMAA	Assessment Manager
Kris Meadows, AMAA	Residential Assessor
Sean Cosens, Bsc. Ag	Farmland Assessment Specialist
Bob Daudelin, AMAA	Assessment Specialist
Kurt Hartman	Assessment Specialist
Josh McMillan	Residential Assessor
Jesse Nelson	Residential Assessor
Cory Allen	Residential Assessor

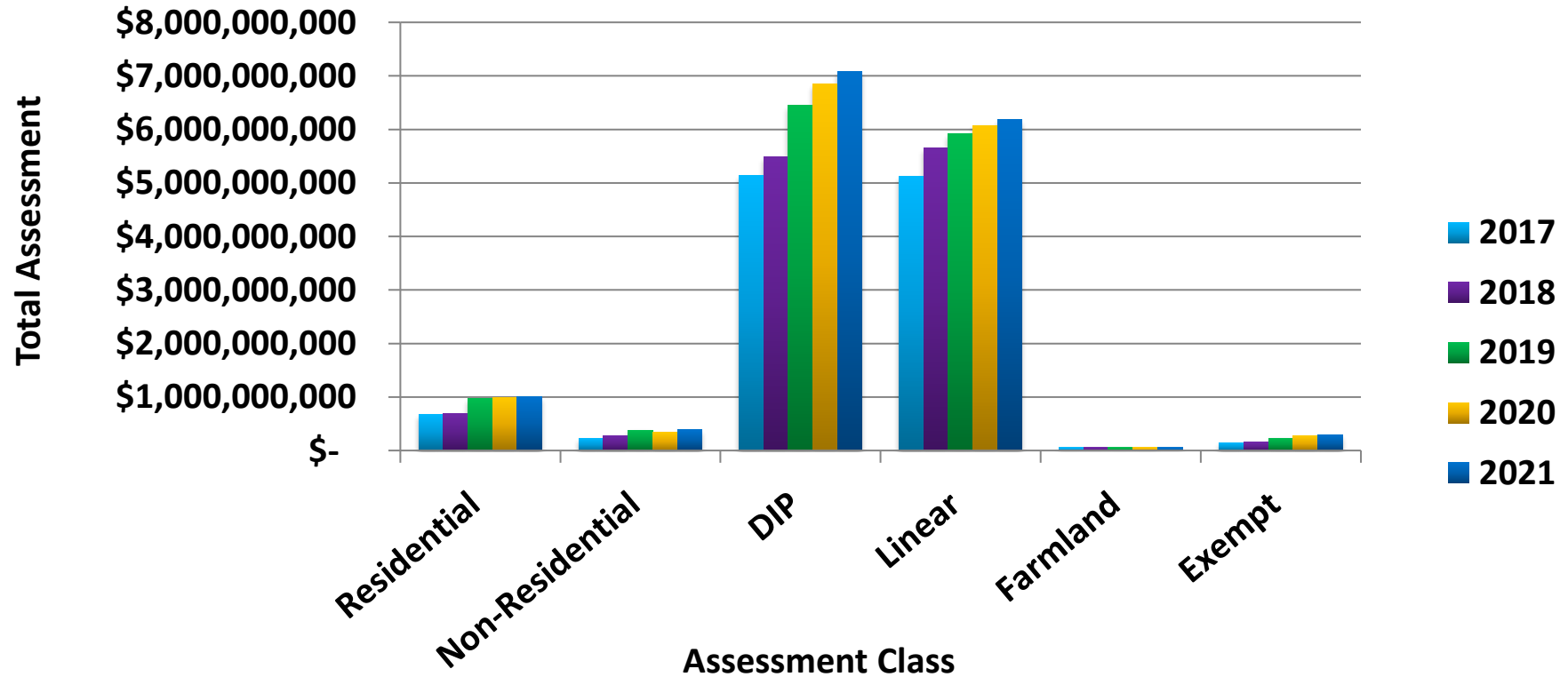


2020 Compared to 2021 Assessment

	2020	2021	Difference	
	Totals	Totals	\$	%
Residential	\$995,258,870	\$1,011,300,480	\$16,041,610	102%
Non-Residential	\$373,118,990	\$423,526,250	\$50,407,260	114%
Designated Industrial Property (DIP)	\$6,818,128,550	\$7,045,593,610	\$227,465,060	103%
Linear	\$6,078,493,260	\$6,168,135,990	\$89,642,730	101%
Farmland	\$56,857,150	\$56,806,530	(\$50,620)	100%
Exempt	\$273,465,290	\$290,609,380	\$17,144,090	106%
Grand Total:	\$14,595,322,110	\$14,995,972,240	\$400,650,130	103%

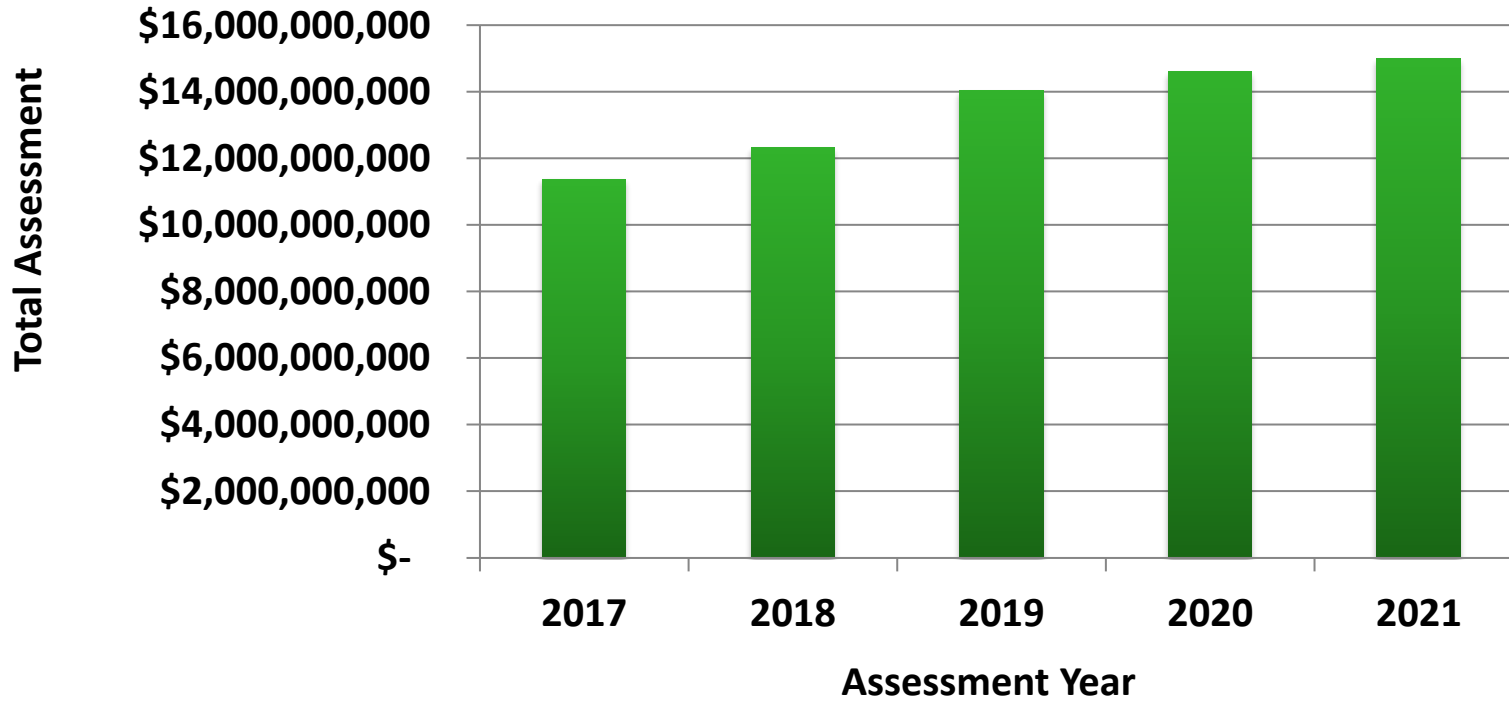


Assessment Class History Comparison





Assessment Total History Compare





Taxable Assessment Change Compare by %

Range	Properties	%
-25% to -100%	531	3.1%
-10% to -25%	215	1.3%
-1% to -10%	4,697	27.7%
No Change	6,985	41.2%
1% to 10%	3,693	21.8%
10% to 25%	212	1.2%
25% to 100%	143	0.8%
Over 100%	203	1.2%
New Roll #'s	174	1.0%
Inactive Roll #'s	118	0.7%
Total Properties	16,971	100%

91%



Taxable Assessment Change Compare by \$

Range	Properties	%
Over - \$1,000,000	39	0.2%
-\$100,000 to -\$999,999	267	1.6%
-\$25,000 to -\$99,999	356	2.1%
-\$10,000 to -\$24,999	490	2.9%
-\$1,000 to -\$9,999	3,788	22.3%
-\$999 to \$999	7,283	42.9%
\$1,000 to \$9,999	2,782	16.4%
\$10,000 to \$24,999	831	4.9%
\$25,000 to \$99,999	453	2.7%
\$100,000 to \$999,999	322	1.9%
Over \$1,000,000	68	0.4%
New Roll #'s	174	1.0%
Inactive Roll #'s	118	0.7%
Total Properties	16,971	100%

92%



New Roll #'s & Permit Comparison

New Roll #'s Summary

	2017	2018	2019	2020	2021
Residential/Non-Res	110	117	108	108	104

Development Permit

	2017	2018	2019	2020	2021
Development Permits	379	354	346	442	345



Overview

(NOT including Industrial or Linear)

Residential (Rural)	
Valleyview	1.7% Increase (1.7% Growth, 0.0% Inflation)
DeBolt	2.3% Increase (1.8% Growth, 0.5% Inflation)
Grovedale	-0.2% Decrease (1.1% Growth, -1.3% Inflation)



Overview

(NOT including Industrial or Linear)

Residential (Hamlets & Lake Subdivisions)

Little Smoky	1.4% Decrease (Primarily Negative Inflation)
DeBolt	4.7% Decrease (Primarily Negative Inflation)
Ridge Valley	4.1% Increase (4.9% Growth, -0.8% Inflation)
Grande Cache	0.5% Increase (1.5% Growth, -1.0% Inflation)
Grovedale	8.8% Increase (0.5% Growth, 8.3% Inflation)
Landry Heights	8.4% Increase (0.6% Growth, 7.8% Inflation)
The Narrows	4.6% Increase (0.6% Growth, 4.0% Inflation)
Sandy Bay	0.8% Increase (0.0% Growth, 0.8% Inflation)



Overview

(NOT including Industrial or Linear)

New Residential Growth Assessment

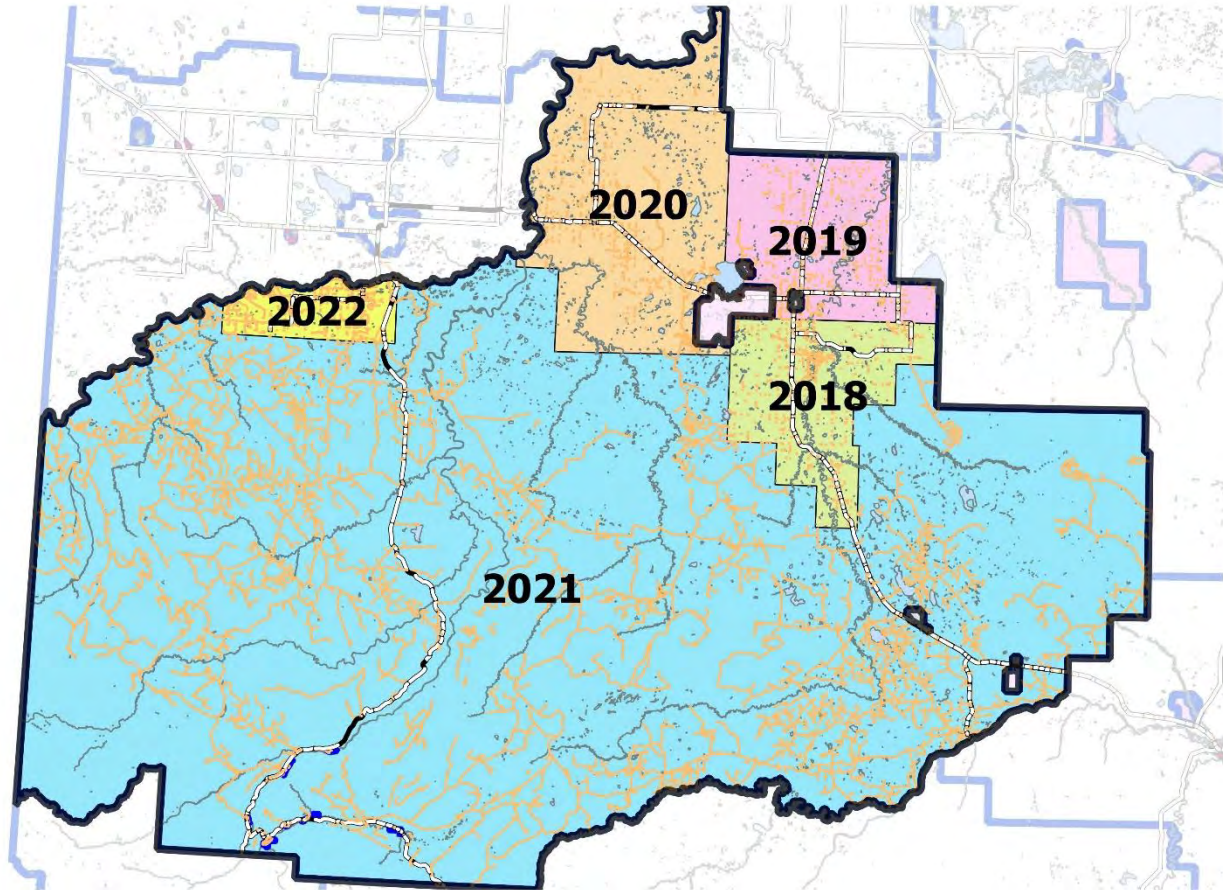
	2019	2020	2021
New Construction	\$13.7M (2.1%)	\$9.8M (1.5%)	\$11.2M (1.6%)

Residential Inflation

	2019	2020	2021
Market Change	\$18.7M (2.9%)	\$14.4M (2.1%)	\$5.5M (0.8%)



Residential / Non-Residential Re-inspection Cycle





Moving Forward – Residential / Non-Residential



Open House to Inform Rate Payers, I will be in the Greenview office periodically (Provided the COVID-19 crisis allows for it)



2022 Assessment Cycle will be concentrated in Grovedale area.



Minor increases are a result of a strong market (similar with the rest of the Province). COVID-19 related issues were not as impactful as originally predicted. We will continue to monitor into 2022.



Industrial Assessment Team

Ray Fortin, AMAA	Industrial Assessment Specialist
Sean Barrett, AMAA	Industrial Manager
Kent Smith, AMAA	Industrial Assessor
Chad Nelson, AMAA	Industrial Assessor
Steve Sawatsky, AMAA	Industrial Assessor
Chris Smith, AMAA	Industrial Coordinator
Ally Dittrick, AMAA	Industrial Assessor
Harry Schmidt, AMAA	Specialty Assessment Services



Designated Industrial Property

Designated Industrial property includes:

- **Properties regulated by the Alberta Energy Regulator, Canadian Energy Regulator, Alberta Utilities Commission.**
- **Linear property (wells, pipeline, railways, telecommunications and electric power systems) assessed by the province. Note that railway became linear on January 1, 2018.**
- **Property designated as a “major plant” by the 2021 Alberta Machinery and Equipment Minister’s Guidelines regulation; for example, large refineries, upgraders, pulp and paper mills.**
- **Land and improvements associated with property regulated by the Alberta Energy Regulator, Alberta Utilities Commission or Canadian Energy Regulator and major plants.**



Designated Industrial Property

2021 DIP Assessment:

- **AAG has spent a considerable amount of time during the 2021 DI property assessment creating new processes and procedures in order to adhere to DIP requirements and legislative MGA changes.**
- **In your municipality AAG has identified 7,300 Designated Industrial Properties**
 - **Including 38 properties designated as a “Major Plant”**

Inspections:

- **Within this municipality, AAG has completed 1,900+ field inspections.**
- **Additionally, in 2021 AAG has completed over 9,000 field inspections within 9 Hybrid municipalities.**



In The Field







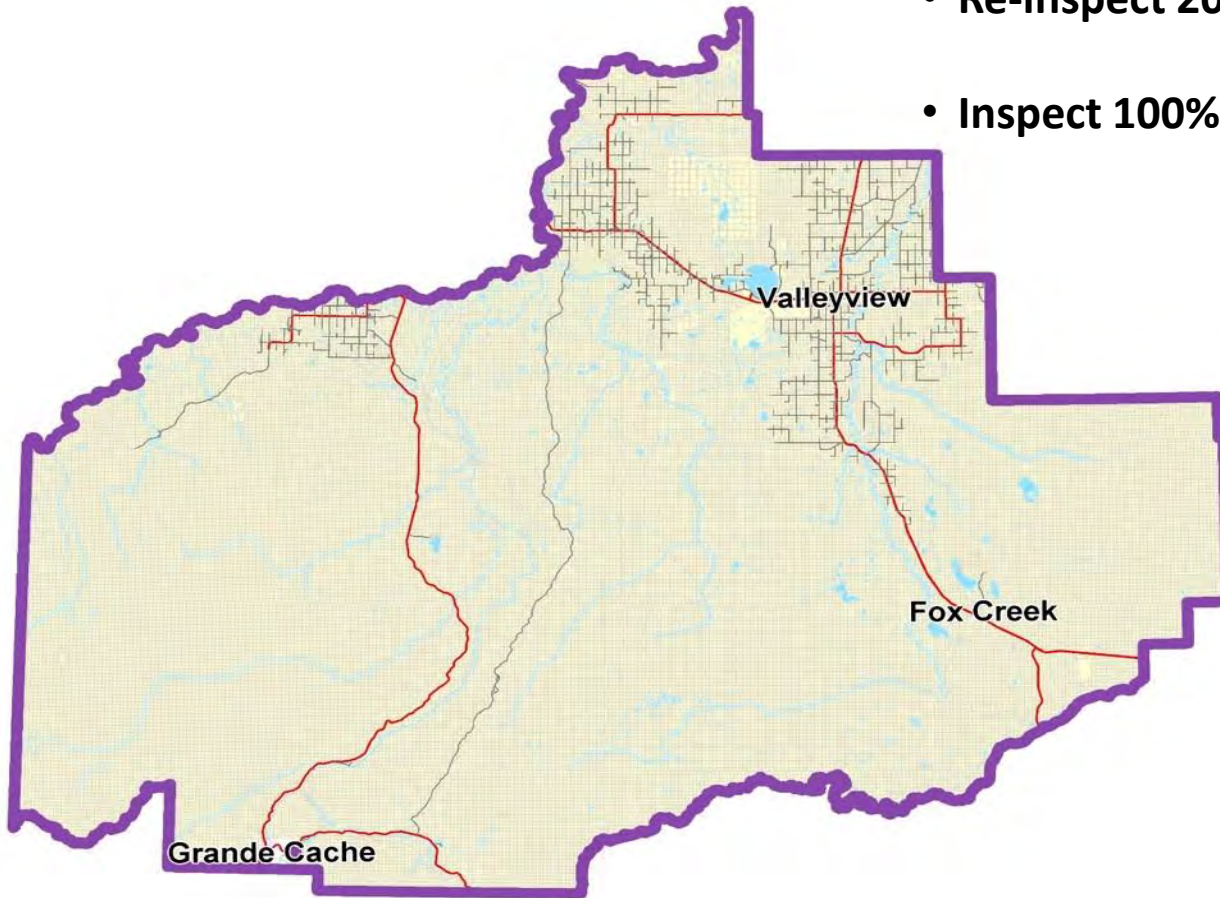
Geographic Information System for DIP





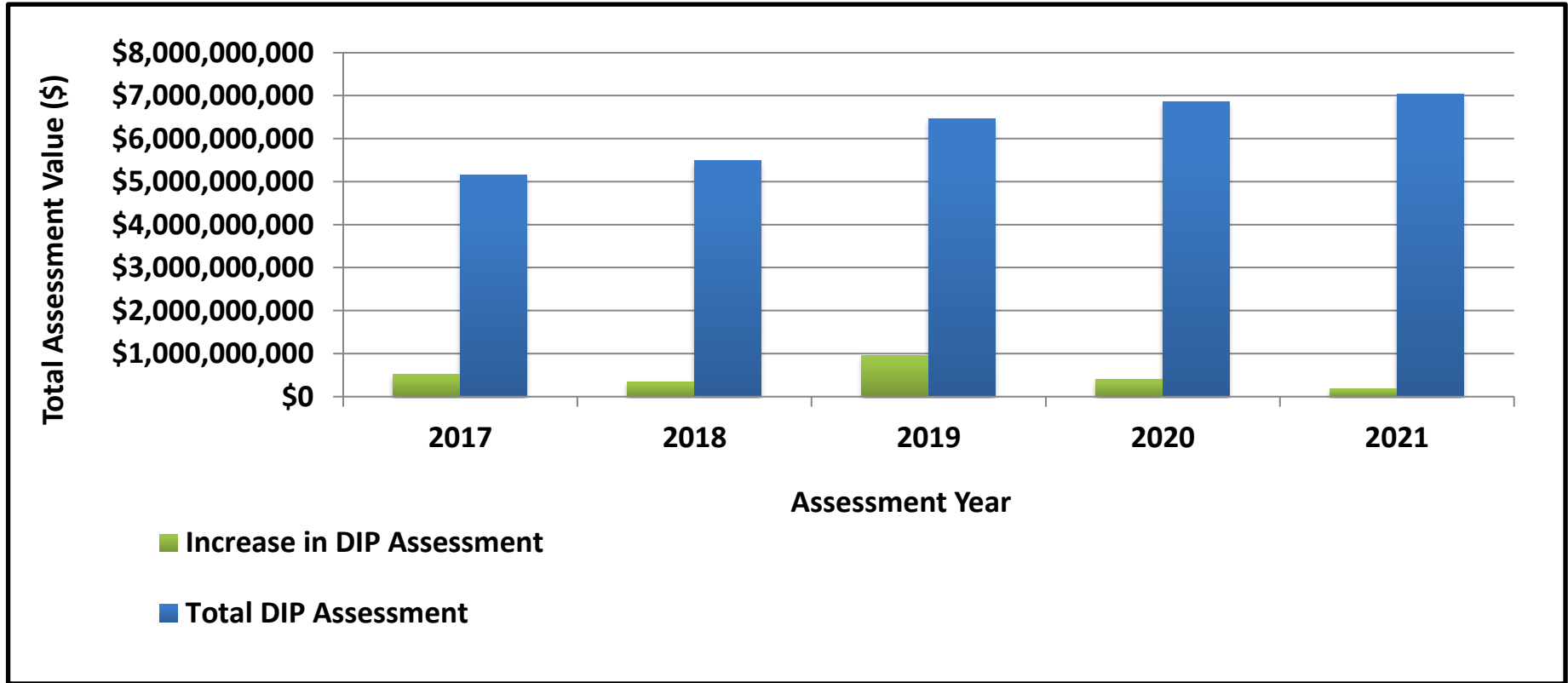
DIP Re-Inspection Cycle

- Re-inspect 20% of all existing DIP parcels
- Inspect 100% of new Well sites and Facilities





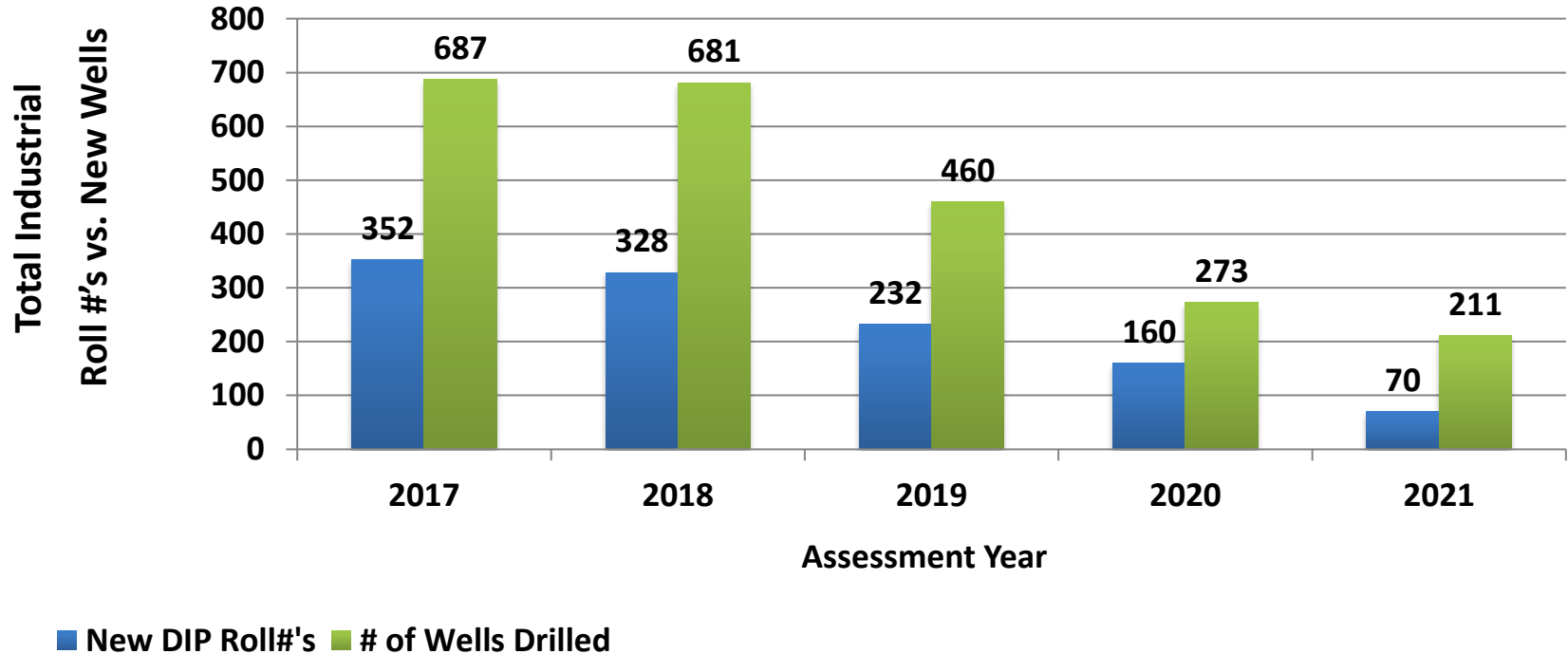
Historical DIP Assessment Comparison



***Please Note – The above totals exclude Linear Assessment**



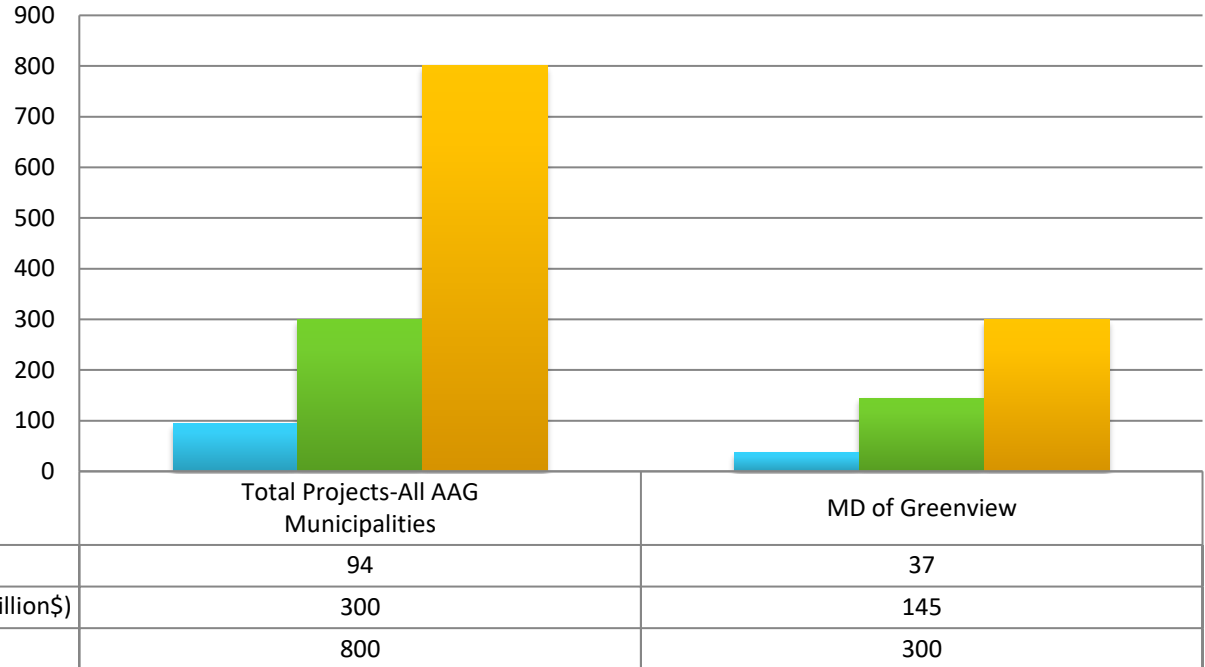
New DIP Roll #'s vs. New Wells Drilled





AAG Major Industrial Projects

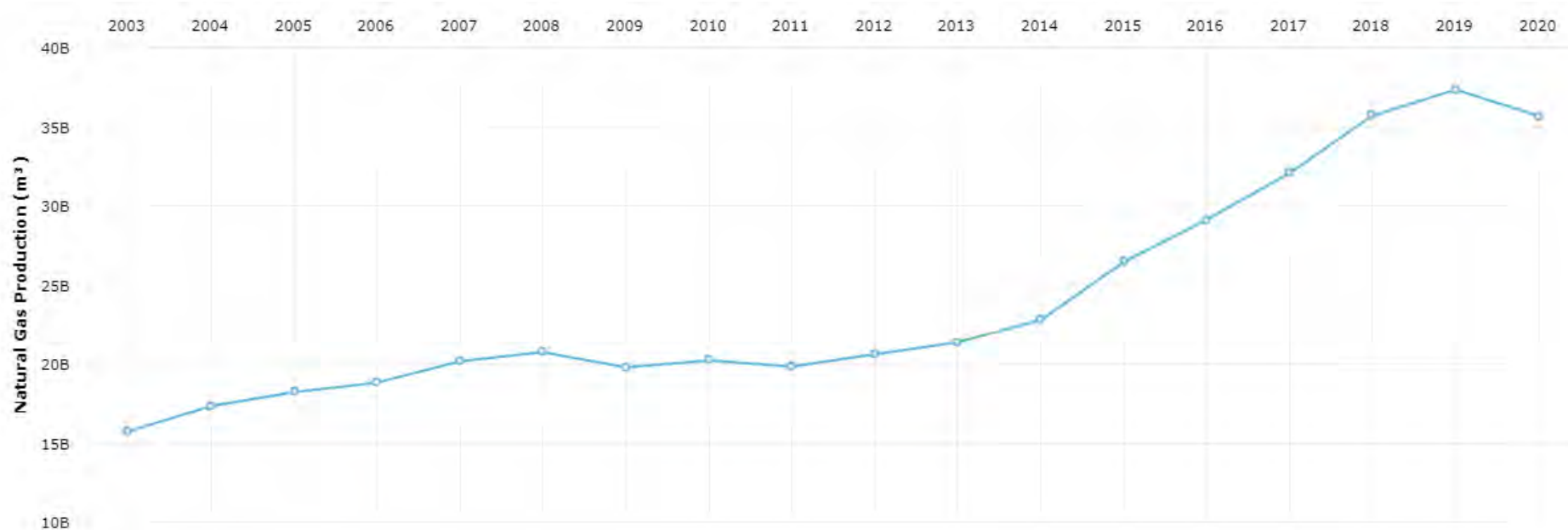
Major Industrial Projects



Note: 2021 Industrial Assessment included **37** major capital projects.
Approximately \$145 Million new Assessment for 2022 taxation.



Historical Natural Gas Production



The MD of Greenview produced 35.7 billion m³ of natural gas in 2020, first in the province. Natural gas production in the MD of Greenview declined -4.45% year-over-year, and increased 34.7% in the last five years.

Source: Alberta Energy Regulator (Information available up to Year 2020)



Historical Oil Production

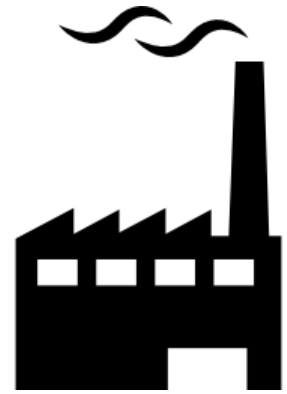


The MD of Greenview produced 3.3 million m³ of oil in 2020, the 6th highest in the province. Oil production in The MD of Greenview declined -8.32% year-over-year, and increased 12% in the last five years.

Source: Alberta Energy Regulator (Information available up to Year 2020)



Industrial Major Projects

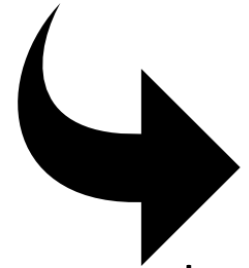


2022+ Assessment – Major Projects

- Prairie Lights Power Limited Partnership – Gold Creek Power Plant
- Pembina Pipeline Corporation – Bald Mountain Pump Station
- Pembina Pipeline Corporation – Valleyview Pump Station
- Pembina Pipeline Corporation – Tony Creek Pump Station
- Tourmaline Oil Corp – Chime Compressor Station
- Tourmaline Oil Corp – Leland Horse Compressor Station
- ARC Resources Ltd/Sustanitech – Gold Creek Controlled Environment Agriculture “CEA” Farm
- ARC Resources Ltd – Cutbank Battery Expansion
- ARC Resources Ltd – 5-1 Multi-Well Battery Expansion
- Keyera Energy Ltd – Fox Creek KAPS Terminal
- Paramount Resources Ltd – Smoky Gas Plant Expansion
- Northern Petrochemical Corp. – Carbon Neutral Ammonia and Methanol Production Facility
- No. 1 Geothermal Limited Partnership – Geothermal Power Plant “Alberta No. 1”
- Cerilon GTL Inc. – Gas to Liquids Facility



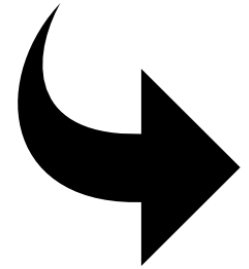
Designated Industrial Property Moving Forward



- As council and administration may be aware; in October 2020 the Government of Alberta announced they would not be implementing any of the scenarios from the assessment model review. Rather it was decided to implement several short-term initiatives intended to enhance oil and gas industry competitiveness.
- The initiatives focus on municipal property assessment and taxation and are intended as an alternative to the more substantial changes that were proposed in the assessment model review.
- While these initiatives will have significant financial impacts on many municipalities, they will be less than impacts resulting from the changes to the assessment model that were considered as part of the review process earlier this year.
- Most of the initiatives will be in effect for three years, which is intended to provide time for further consultation on the modernization of Alberta's assessment model for regulated oil and gas properties.
- Therefore, municipalities can expect a re-engagement of another attempt at an assessment model review for regulated property in the near future.



Designated Industrial Property Moving Forward



The initiatives include the following:

Well Drilling Equipment Tax

- Elimination of the Well Drilling Equipment Tax (WDET) beginning in 2021. This elimination is expected to be permanent.

Low Producing Wells

- Three-year assessment reduction on low-producing wells. This reduction will be implemented through changes to Schedule D of the Alberta Linear Property Assessment Minister's Guidelines.
- Continuation of the shallow gas well and associated pipeline assessment reduction that was introduced in 2019. This will continue to be applied for the 2021 to 2024 tax year.

New Wells and Pipelines

- Three-year property tax holiday on all new wells and pipelines. Beginning in the 2022 property tax year, new wells and pipelines will not be taxed until the 2025 tax year. Therefore, the tax holiday applies to the 2022, 2023, and 2024 tax years.

For more information on the previous assessment model review, assessment and tax initiatives, and/or municipal advocacy please visit the Rural Municipalities of Alberta website <https://rmalberta.com>



QUESTIONS?



*Thank
you!*



REQUEST FOR DECISION

SUBJECT: Assessment Services Branch, 2022 Linear & Designated Industrial Property Assessment Presentation

SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER: CG
DEPARTMENT:	FINANCE	DIR: EK	PRESENTER: MJ
STRATEGIC PLAN:	Level of Service	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the Assessment Services Branch, Linear & Designated Industrial Property Assessment presentation for information, as presented.

BACKGROUND/PROPOSAL:

The Linear Assessment Unit is responsible for preparing and providing the Assessment of all Linear & Designated Industrial Properties within Greenview and the Province.

The Linear Assessment Unit representatives will be in attendance to elaborate on Greenview's Linear Assessment.

Committee of the Whole members may wish to prepare questions in relation to the attached presentation to ensure clarity for Committee of the Whole.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended motion is to keep Committee of the Whole informed about the changes in Greenview's linear property assessment from one year to the next. As well as giving Committee of the Whole an opportunity to discuss Greenview's linear assessment with the Assessment Services Branch, Linear Property Assessment Unit in person.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to not accept the recommended motion for information.

FINANCIAL IMPLICATION:

Direct Costs:

Ongoing / Future Costs:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Assessment Services Branch, Linear Property Assessment Unit - Presentation

Designated Industrial Property Assessment

2022 Tax Year - MD of Greenview

Office of the Provincial Assessor

May 17, 2022



Presenters

Janet Hayes, AMAA

Senior Advisor, Linear Property

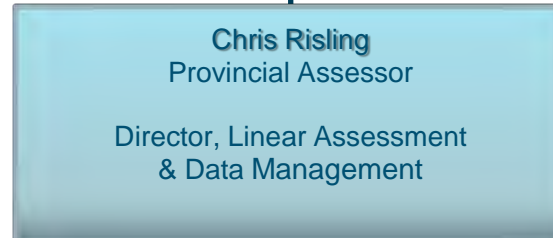
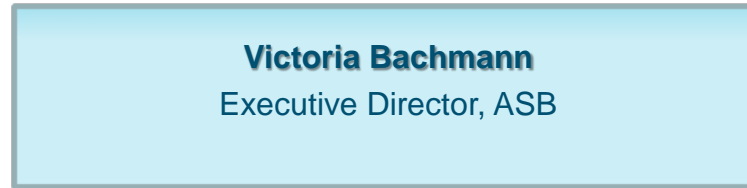
janet.hayes@gov.ab.ca

(403) 754-6298

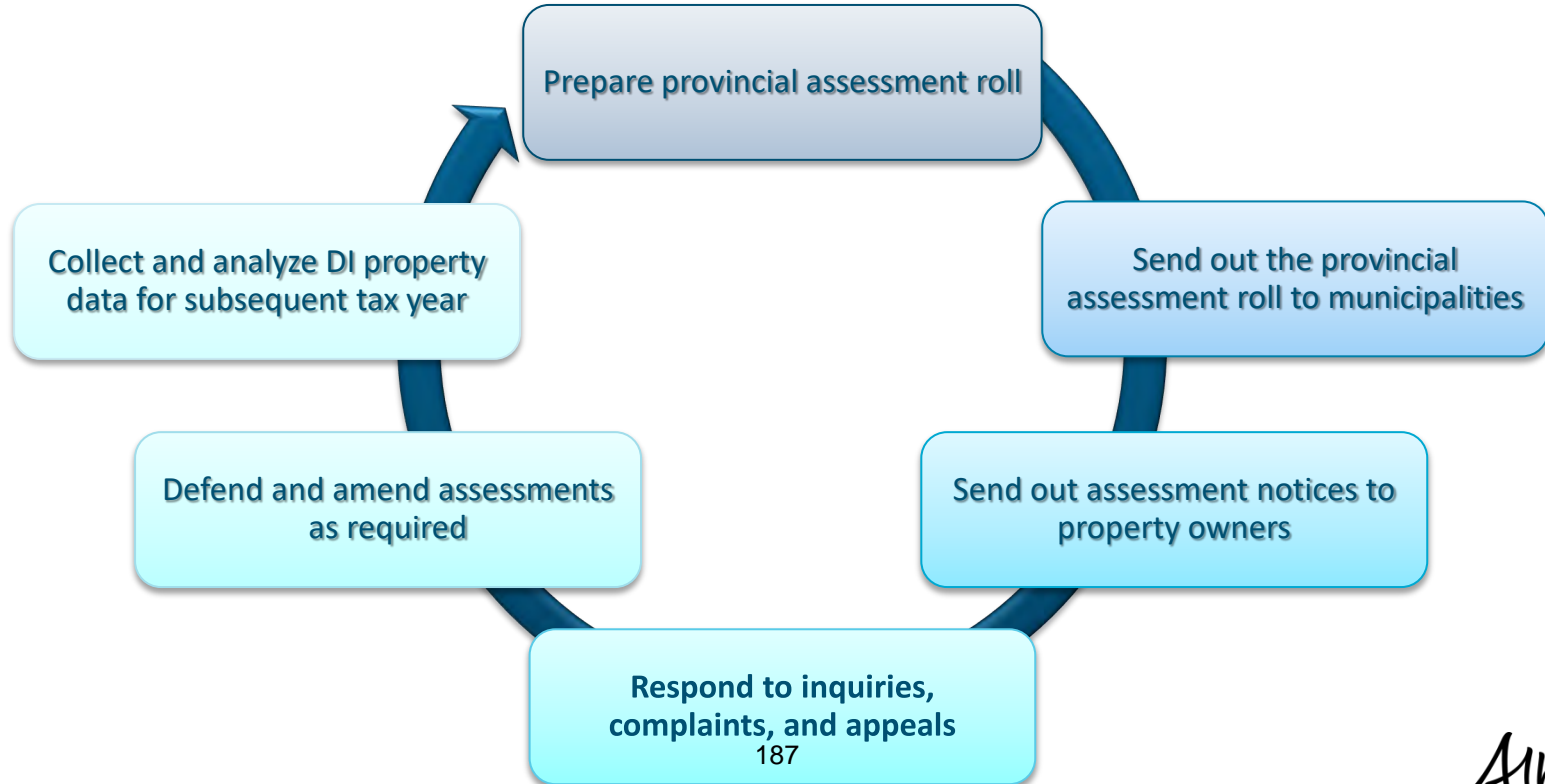
Who we are

- We are your designated industrial (DI) property assessment team, working on behalf of the provincial assessor's office
- Our staff possess diverse skills ranging from assessment, engineering, accounting, geo-spatial, data analytics, project management, quality assurance and advanced computer administrative capabilities
- We prepare, amend, and defend the provincial assessment roll which allows municipalities to tax these properties

Assessment Services Branch (ASB) Senior Management Organization



Annual Operational Cycle



Designated Industrial Property Assessment Timeline

Linear Property Assessment Notices

Date Sent	Jan 31, 2022
Notice of Assessment	Feb 8, 2022
LPRT Complaint Date	April 11, 2022

Linear Property Amended Notices

Date Sent	April 20, 2022
Notice of Assessment	April 28, 2022
LPRT Complaint Date	June 27, 2022



Industrial Property Assessment Notices

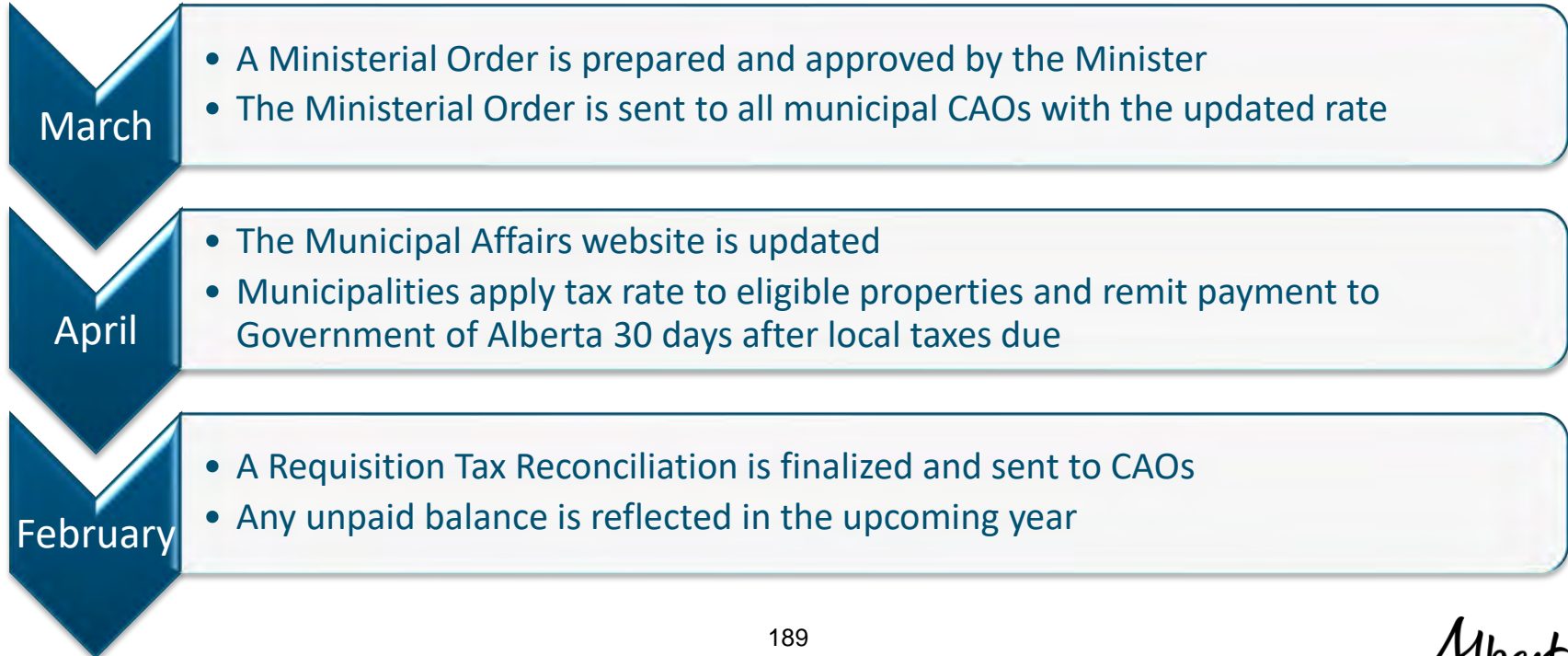
Date Sent	Feb 25, 2022
Notice of Assessment	March 7, 2022
LPRT Complaint Date	May 6, 2022

Industrial Property Amended Notices (Tentative)

Mailing Date	May 13, 2022
Notice of Assessment	May 24, 2022
LPRT Complaint Date	July 25, 2022

DI Property Requisition Timeline

The Requisition Rate is based on the total assessment base and amount to be requisitioned



Linear Property

- Pipelines
- Wells
- Telecomm & Cable Distribution
- Electric Power Systems
- Electric Power Generation
- Railway

Industrial Property

- Facilities regulated by AER, AUC and CER. Examples include well sites, batteries, compressor stations, etc.
- Properties on the Major Plant List (*M&E Assessment Minister's Guidelines*). Examples include oil sands, gas plants, pipeline terminals, pulp & paper mills, refineries, petrochemicals, etc.

Alberta 2022 Tax Year

DI Property Taxable Assessment Change Summary (\$ in millions)

Property Type	2021 Tax Year	2022 Tax Year	\$ Difference	% Change
Residential	1.9	1.1	0.8	-40.21
Farm land	3.4	3.5	0.1	2.29
Non-residential (Buildings & Structures)	14,748.8	15,262.7	513.9	3.48
Machinery and equipment	86,253.0	86,827.9	574.8	0.67
DI - Industrial property total	101,007.2	102,095.3	1,088.1	1.08
Wells	23,134.2	23,552.2	417.8	1.81
Pipeline	27,776.6	27,374.7	-401.9	-1.45
Electric power systems	9,295.5	9,354.2	58.7	0.63
Electric power generation	7,117.7	7,144.6	26.9	0.38
Railway	820.7	921.6	100.8	12.29
Telecommunication	1,767.1	1,885.8	118.6	6.71
Cable distribution	406.5	440.2	33.7	8.29
DI - Linear property total	70,318.6	70,673.4	354.8	0.50

Total designated industrial assessment as of
February 28, 2022

MD of Greenview County 2022 Tax Year

DI Property Assessment Change Summary (\$ in millions)

Property Type	2021 Tax Year	2022 Tax Year*	\$ Difference	% Change
Residential	0.08	0.03	-.05	-63.40
Farm land	0.02	0.02	0	0
Non-residential (Buildings & Structures)	771.2	776.4	5.2	0.68
Machinery and equipment	6,046.9	6,265.2	218.3	3.16
DI - Industrial property total	6,818.1	7,041.6	223.5	3.28
Pipelines	2,380.9	2,349.7	-31.2	-1.31
Wells	3,379.0	3,500.8	121.8	3.61
Electric power systems	177.2	174.7	-2.5	-1.40
Electric power generation	15.2	15.3	0.1	0.92
Telecommunication	5.7	6.0	0.3	4.88
Cable distribution	0.004	0.004	0.0	5.39
Railway	0	0	0	0.00
DI - Linear property total	6,078.5	6,168.1	89.6	1.46

Total designated industrial assessment as of May 1, 2022

2022 Tax Year – Property Tax Holiday

- October 2020 announcement from Minister Allard
 - No assessment for the next three years on new well & pipe assets
 - Expires 2024 Assessment Year (2025 Tax Year)
- MD of Greenview Tax Holiday:
 - Well \$113.7 million assessed value.
 - Pipeline \$39.0 million assessed value
 - Total of \$152.7 million assessed value.

Assessment Model Review – Status Update

- In 2019 Municipal Affairs launched an assessment model review to update the models used to assess wells, pipelines, and wellsite machinery and equipment.
- The potential impacts of the proposed updates created significant stakeholder concern and was put on hold.
- At that time, government committed to developing a long-term review plan. This is being considered now.

2022 Tax Year Complaint Summary

For the current assessment year, the last filing date for complaints with the Industrial LPRT is May 6, 2022.

- Linear: 3 companies 59 wells (\$3.3 million requested)
- Industrial: MD of Greenview was part of the 2017AY & 2018 AY mass complaints from CNRL.

Questions?





REQUEST FOR DECISION

SUBJECT:	Town of Fox Creek Multiplex Presentation		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	DIR: MH	PRESENTER:
STRATEGIC PLAN:	Level of Service	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation from the Town of Fox Creek for information, as presented.

BACKGROUND/PROPOSAL:

The Town of Fox Creek have been working on remedying the unsafe winter conditions at the Fox Creek Multiplex. After numerous studies and possible solutions, the Town of Fox Creek has come up with a long-term solution for diverting snow from the front of the building to make it safe for the patrons of the facility.

Town of Fox Creek is in attendance to present their proposal and inform Council of the project.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is that Committee of the Whole will be provided updated information to stay informed on future funding decisions for the Fox Creek Multiplex.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- FCGM Canopy Proposal



CONTENTS

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ORIGINAL DESIGN	03
ORIGINAL DESIGN CONCERNS	05
REDESIGN	06
REDESIGN PLANS	07
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FINANCIALS	09
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REFERENCE ATTACHMENTS

SUPERIOR SAFETY CODES SITE INSPECTION REPORT	A
ORIGINAL CANOPY DESIGN	B
ORIGINAL CANOPY SPECIFICATIONS	C
A7.0 WALL SECTIONS & SECTION DETAILS WITH COMMENTS	D
PRELIMINARY PROJECT SCHEDULE	E
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PROJECT MANUAL	G
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PROJECT BACKGROUND

Since completion of its construction in 2018, the Fox Creek Greenview Multiplex has experienced safety concerns surrounding the instability of snow/ice that accumulates on the facility's roof. Over the course of the previous years, this hazard has been mitigated to the best of the Town of Fox Creek's ability through the use of barricades, scaffolding, and various other measures to assist in injury prevention.

In 2020, when permits were being obtained for the addition of the library to the multiplex, Administration for the Town of Fox Creek was informed by Superior Safety Codes of the facility's incompliance and lack of occupancy permitting due to the lack of protected entrances/exits and various equipment around the building. [Site Inspection Report in Attachments]

In 2020 and 2021, administration brought in scaffolding to protect the entrances, with the commitment to have engineered structures over the entrances, exits and equipment and the understanding that we would work on a permanent solution, Superior Safety Codes granted Fox Creek temporary occupancy on the building.

During the 2021 Capital Budget discussions, Council directed Administration to proceed with the design and pricing of canopy structures for the Fox Creek Greenview Multiplex. Administration has worked with Architects and Structural Engineers on the design of canopy structures that will protect the entrances and hold the impact of the snow load coming off of the roof. A final design has been signed off by the Structural Engineers and has gone out for tender.

The tender closed on August 24, 2021.

ATTACHED REFERENCE MATERIAL

A: SUPERIOR SAFETY CODES SITE INSPECTION REPORT

ORIGINAL Design

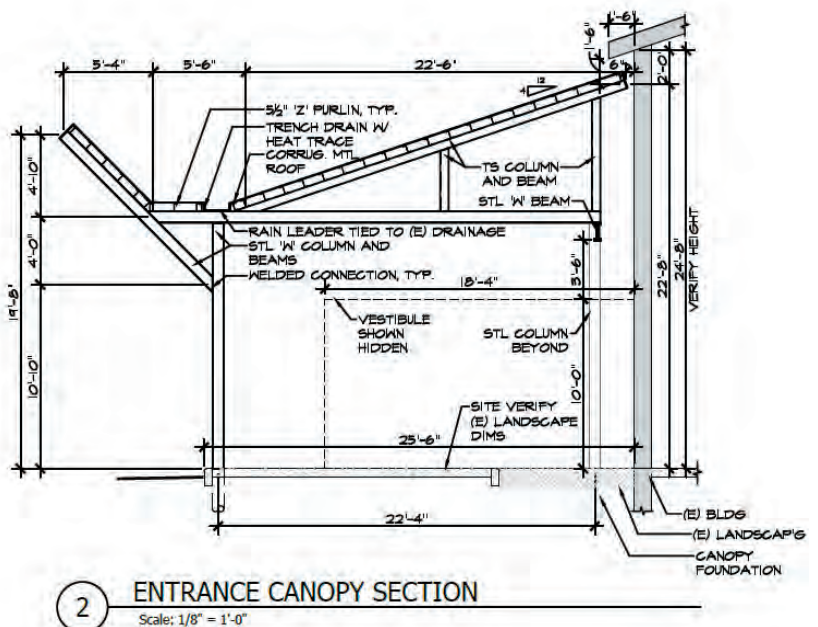
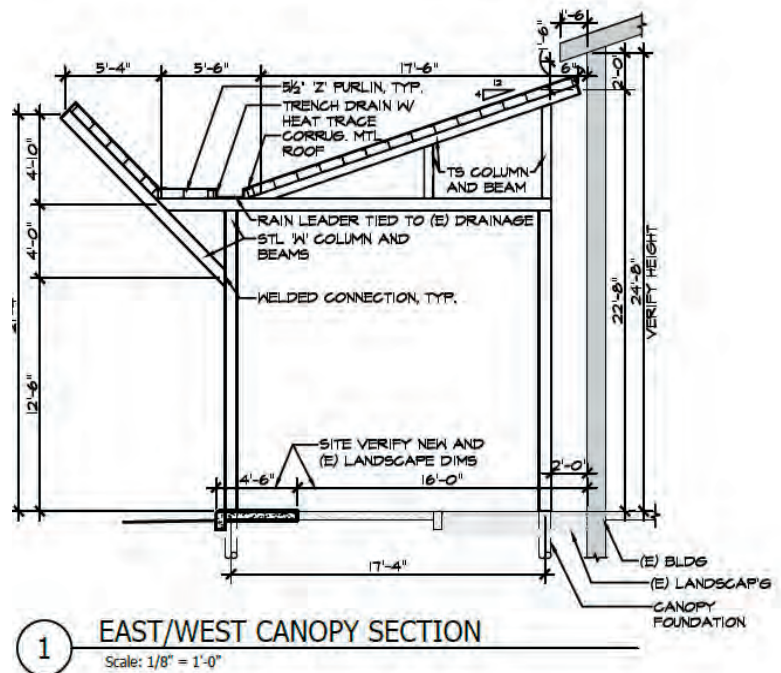
The original design that had previously been presented to the MD of Greenview during the meeting between the MD Council, Mayor Hailoes, and Councillor Gilmour, consisted of a canopy traversing the entire width of the facility accompanied by a curved ledge, picnic benches, and decorative silhouettes.

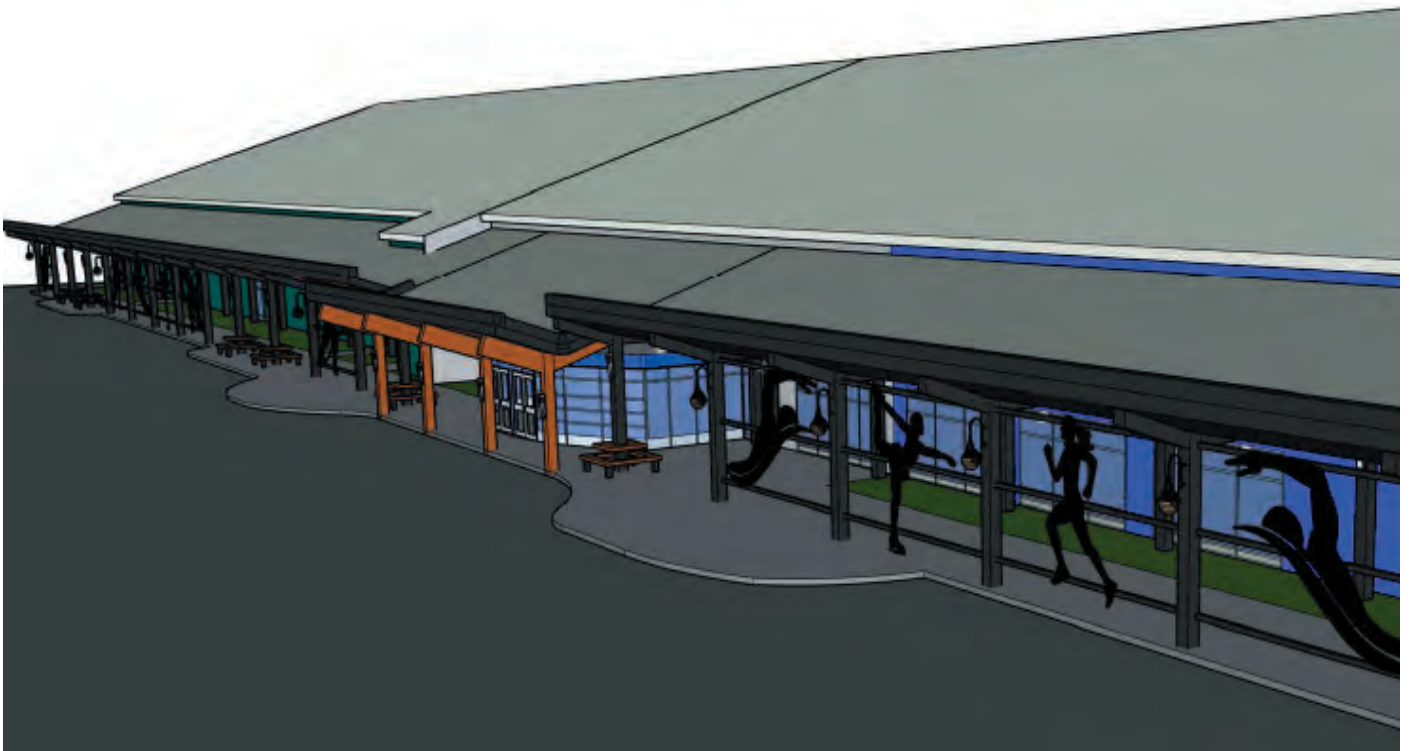
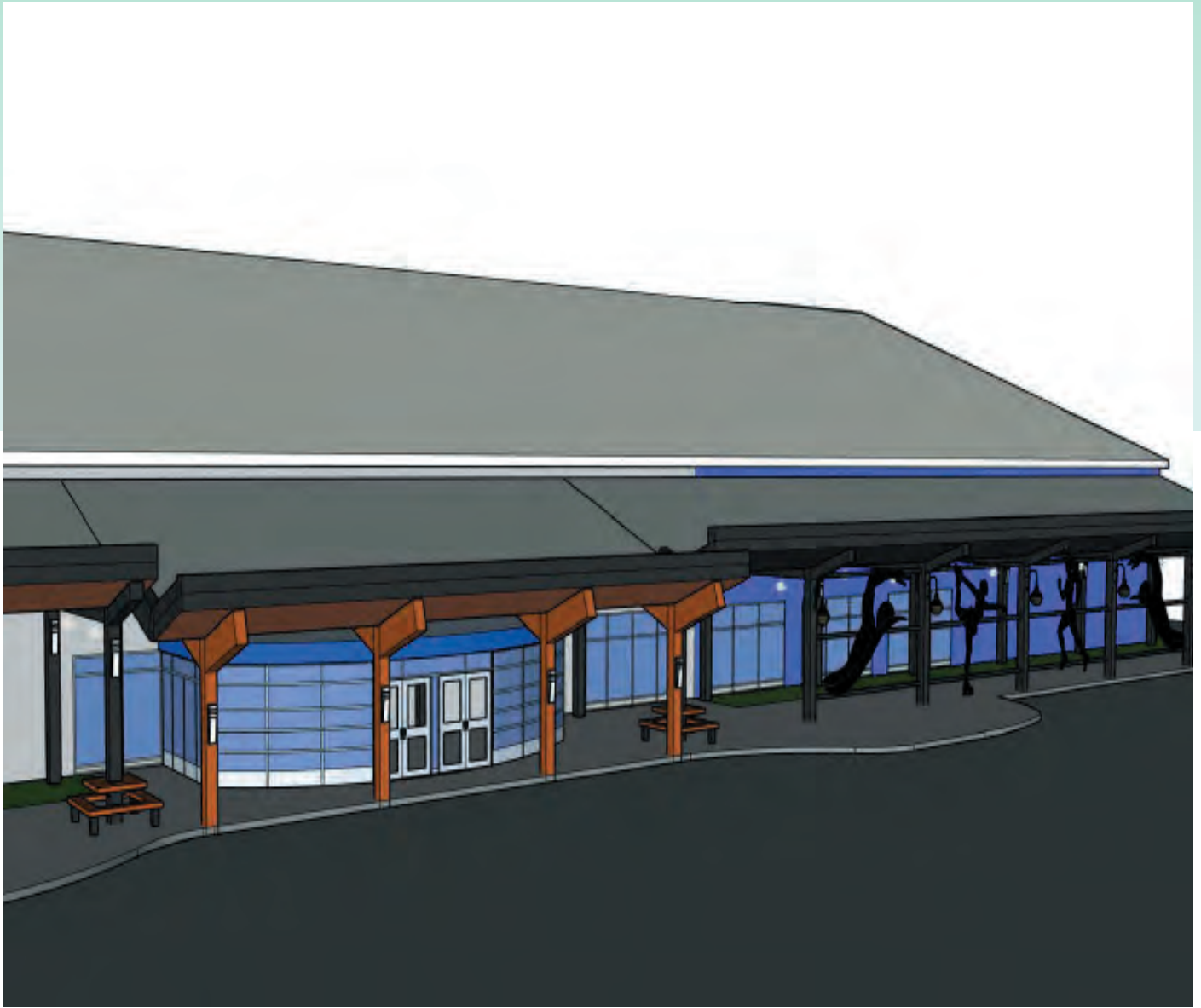
Design concept and specifications were provided to the Town of Fox Creek by Voshell Architecture and Design Inc. in January-February of 2021.

The original concept was meant to take the falling/sliding snow from the roof and guide it towards a catch point at the end of the canopy. This catch point would then hold the snow and, with the assistance of heat trace, melt and drain the snow then divert it into existing drainage.

General Specifications:

- HSS post and frames on 20ft centers c/w baseplates over ~ 400ft length
- 8"x3" a 14ga Roof Purlins on 24" centers
- Center area span of ~ 59ft with structural girts
- MC914 screw down cladding over roof area c/w trim
- Roof liner to underside of purlins
- 20ga custom gutter with downspouts (grade level discharge)
- HD angle ice rake
- MakLoc standard finish
- Concrete sidewalk extension (4.5' wide x 400' long), includes all prep, forming, rebar, concrete and place and finish.
- Repair landscaping between sidewalk and existing building
- Forty-Two (42) Light fixtures
- Heat Trace line to gutter and downspouts (800 total feet)





ORIGINAL Design CONCERNS

After approving the design from the Architects, a Structural Engineer was brought in to ensure the canopy would withstand the amount of snow hitting it.

The following was then noted:

SNOW LOAD

The Structural Engineer had significant concerns about the snow backing up onto the existing roof and putting extra strain on the fabric as well as the roof structure. There was also concern that 'catching' the snow would put too much stress on the drainage/structural systems causing them to eventually fall.

VELOCITIES

There was also concern that there was still opportunity for the snow to have so much momentum coming off the roof that it would still be projected into the parking lot, thus requiring barriers to prevent patrons from parking directly in front of the facility.

**WITH THESE CONSIDERATIONS IN MIND, IT WAS
DETERMINED THAT THIS CANOPY OPTION WILL NOT
MEET REQUIREMENTS SUFFICIENTLY.**



ATTACHED REFERENCE MATERIAL
B: Original Canopy Design
C: Original Canopy Specifications



The current design was well recieved by the Structural Engineer.

REDESIGN

The redesign offered by Voshell Architecture addresses the most crucial concerns around safety of patrons and staff.

Krahn Engineering Ltd. along with Voshell Architecture and Design have performed calculations to determine the most effective entry/exit canopy needed to ensure safety and accommodate the physics of snow build-up common for Northern, Central Alberta.

The idea for this redesign is to allow the snow to fall to the ground in a controlled manner, avoiding any piling onto the existing building and new canopy. The 2-tier canopy roof also serves to prevent the snow from gaining the extra momentum that was previously a concern.

The redesign offers a completely different feel and look compared to the original design but has increased opportunities for community.

The larger width of the canopy will allow for more outdoor programming protected from the elements.

Outdoor Markets

Canada Celebrations

Snow Day events

Outdoor Patio Dining

Summertime Visitor Information Displays

Outdoor fitness classes

Outdoor art opportunities

etc.

REDESIGN Plans

The intent of the project located at Lot 14, Block 44, Plan 1323938, Fox Creek, Alberta is for the **construction of a series of canopies to protect the public, and surrounding equipment from snow falling off the existing building.**

In the past and as shown in the existing pictures the client has had to erect and maintain scaffolding to protect the public as well as equipment.

The project is to be completed in 3 phases: Phase 1 = Front; Phase 2 = canopies at south face; the 3rd phase encompasses an extension, support for, and insulation of a large exhaust duct.

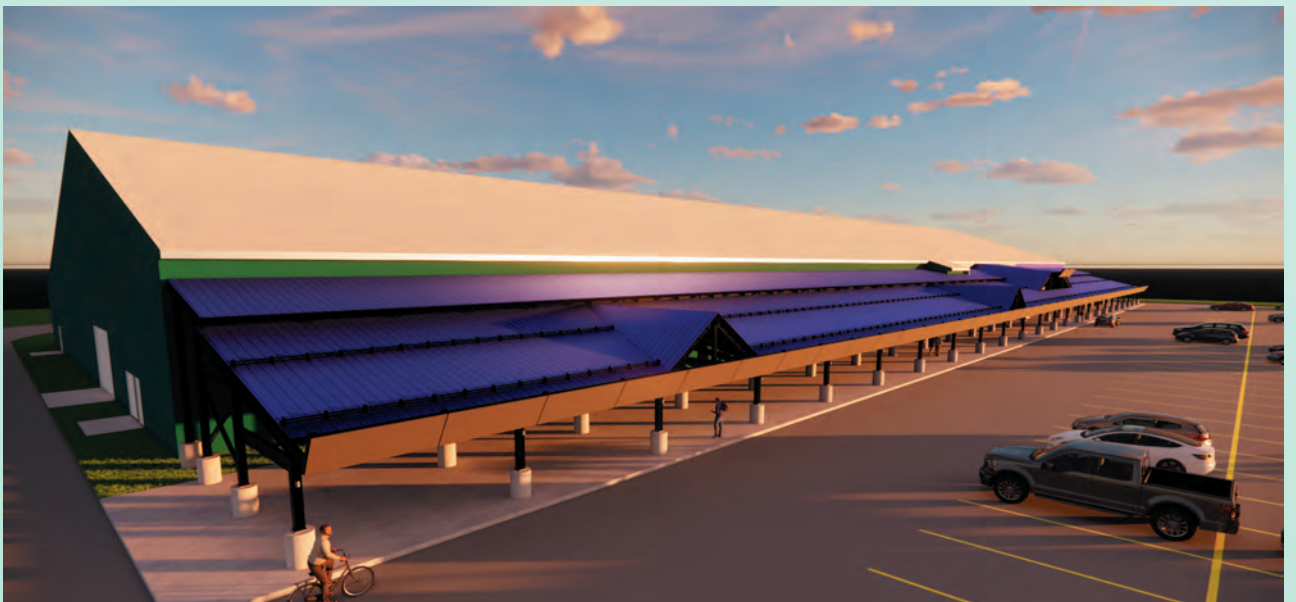
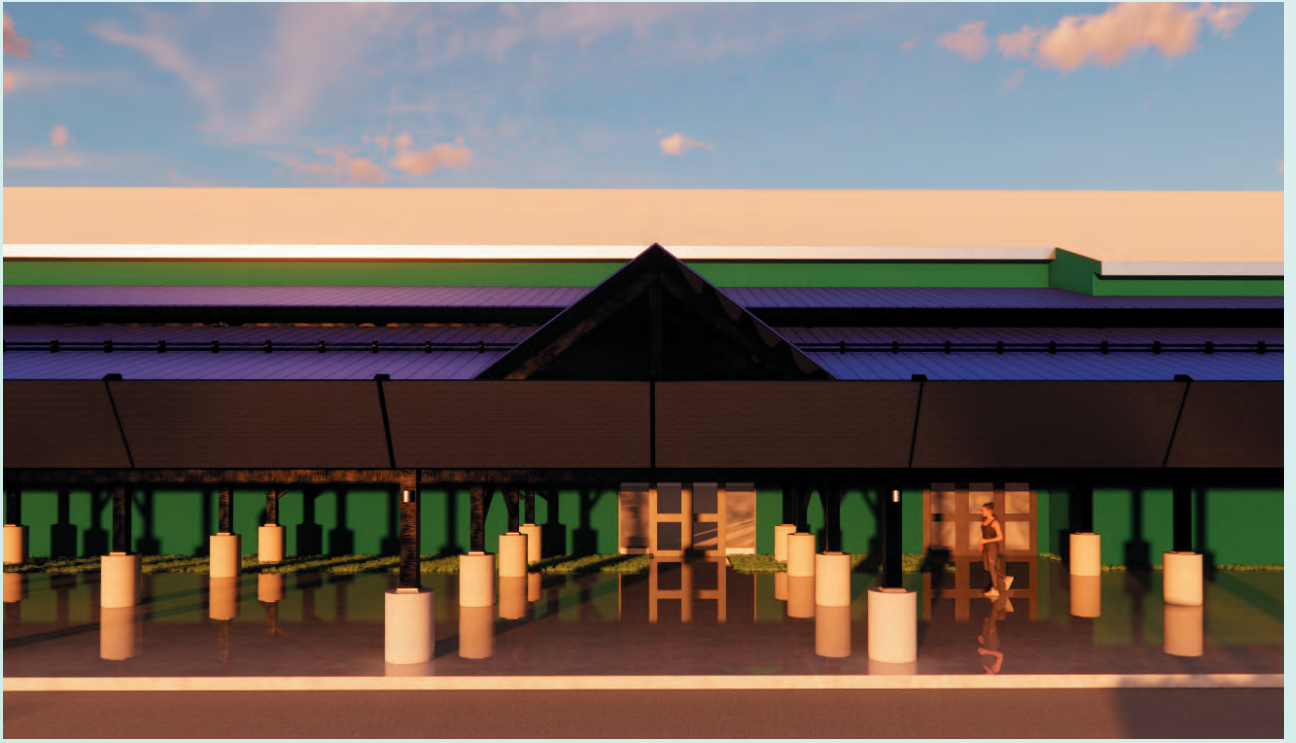
ALL PHASES TENTATIVELY SCHEDULED FOR 2022

BENEFITS:

Width =	Protection from falling snow
Width =	Space for outdoor programs and events protected from weather
Tiers with lips =	Speed reduction
Heating =	Reduced snow buildup
Peaked sections =	Additional lighting for underneath the canopy and in the facility's main floor



ATTACHED REFERENCE MATERIAL
D: A7.0 - Wall Sections and Section Details with comments



REDESIGN Schedule

Phase 1 of the project (Priority):

- Pricing 1: Contractor to provide pricing on completion during regular business hours and supply of materials.
- Pricing 2: Contractor to provide pricing to meet a completion date.

Phase 2 of the project:

- At Contractor's discretion, but understanding Phase 1, contractor to complete duration of front canopy.

Phase 3 of the project:

- Complete canopies associated with life safety and exiting (emergency or other) at back of building.

Phase 4 of the project:

- Duration of canopies.

Perform the Work expeditiously and with adequate forces to achieve total completion of Work prior to date established by the Owner.

To meet the required schedule Contractors must work normal and off-hours as required.

Commence proprietary Work immediately upon Contract award and be available for Project Progress meetings as required.



ATTACHED REFERENCE MATERIAL

E: Preliminary Project Schedule

F: Project Tender

G: Project Manual

FINANCIALS

ORIGINAL Design

Estimate for the original design provided by Makloc Constructions to Voshell.

The budget for the original design includes:

- On site experienced supervision as required to complete the project.
- Site office, washrooms, garbage bin, and job site fencing.
- Contingency allowance of \$75,000 for piling (screw) pending final design when a Geotechnical report/final engineer design is available. Pile extension will be extra if required.
- Concrete sidewalk extension (4.5' wide x 400' long). Includes all prep, forming, rebar, concrete and place/finish.
- Steel structure. Including:
 - » HSS post and frames on 20ft centers. Comes with baseplates over ~ 400ft length
 - » 8"x3" a 14ga Roof Purlins on 24" centers
 - » Center area span of ~59ft with structural girts
 - » MC914 screw down cladding over roof area. Comes with trim
 - » Roof liner to underside of purlins
 - » 20ga custom gutter with downspouts (grade level discharge)
 - » HD angle ice rake
 - » MakLoc standard finish
- Forty-two (42) Light Fixtures (\$250 per light allowance)
- Heat Trace line to gutter and downspouts (800 total feet)
- One (1) year warranty on workmanship and materials

ESTIMATED ORIGINAL DESIGN TOTAL
\$938,651.00 excl. GST

Estimate does NOT include all design or engineering or anything not specifically included above.



ATTACHED REFERENCE MATERIAL

H: Original Design Estimate

FINANCIALS

REDESIGN

Engineering - 2020		-
Engineering - 2021		-
		<u>\$50,000.00</u>
Architecture Fees	Phase 1	\$15,000.00
	Development & Construction Documents	\$48,750.00
	Structural Engineering	<u>\$42,750.00</u>
		\$106,500.00
Construction	Front Canopy	\$1,966,147.00
	South (Rear) Canopies	\$536,255.00
	Extension of HVAC	<u>\$894,297.00</u>
		\$3,396,699.00
Engineering	Electrical Included	-
Electrical	Additional (per email)	\$73,000.00
Engineering	Mechanical (HVAC)	-
		*
Project Management	10%	<u>\$7,300.00</u>
		\$80,300.00
Landscaping		\$30,000.00
Contingency	10%	<u>\$363,349.90</u>
		\$393,349.90
		TOTAL BUDGET
		\$4,026,848.90
Fox Creek contribution		\$1,610,739.56
MD of Greenview Contribution		<u>\$2,416,109.34</u>
		\$4,026,848.90



ATTACHED REFERENCE MATERIAL
I: Thompson Builders Inc Bid Form

Conclusion

As this is a substantial increase in the project's cost, Administration brought forward the information and reasoning behind the redesign forward to Town of Fox Creek Council for their deliberation.

The new design may cost more than that of the original but it is important to remember that the original will not compensate for the deficiencies identified by Superior Safety Codes.

Council made the following motion during their Regular Meeting held August 30, 2021.

Moved by: Councillor Burridge

236-21 That Council directs Administration to award the Contract for the Fox Creek Greenview Canopy Build to Thompson Builders for \$3,396,699.00 pending the approval of the Municipal District of Greenview.

CARRIED UNANIMOUSLY

Before moving forward with this project, the Town of Fox Creek would like to present this new design to the MD of Greenview and get their final approval on the project.



**TO SCHEDULE A MEETING
PLEASE CONTACT**

Kristen Milne, CAO
kristen@foxcreek.ca
780-622-3896

ATTACHMENT 1: Superior Safety Codes Site Inspection Report

PERMITS & INSPECTIONS

Inspection Stage: ☐ Foundation ☐ Framing ☒ Progress ☐ Stacks ☐ Groundwork
☐ Service ☐ Rough In ☒ Final ☐ Other

Owner:

Town of Fox Creek

PO Box 149

FOX CREEK, AB, T0H 1P0

Ph: (780) 622-3896 Fax: (780) 622-4247

Email: kristen@foxcreek.ca

Contractor:

Cormode & Dickson Construction (1983) Ltd.

119 11929 40 Street SE

CALGARY, AB, T2Z 4M8

Ph: (403) 536-4265 Fax: (403) 250-2363

Email: dong@cormode.com

Permit # 119SSC 16 B0003 Discipline: Building

File: TFCB001816ED

Municipality: Town of FOX CREEK

Address: 103 2A Avenue

Lot: 14 Block: 44 Plan: 132 3938

Part of: Sect: Twp: 0 Rg: 0 W of: 0

Subdivision:

Description of work:

Mult-plex.

This Site Inspection Report strictly references Provincial Codes and is not to be used for the New Home Buyers Protection Act.

Outstanding deficiencies from previous inspection and plan reviews have been corrected: ☐ Yes ☒ No ☐ Not Applicable

- ☒ VOC Required ☐ Unsafe Conditions ☐ Unable to Enter ☐ Permit Expired ☐ Permit is Cancelled ☒ Deficiencies
☒ Observations ☐ No Deficiencies Observed at Time of Inspection ☐ No More Site Inspections Required (Permit Services Report to Follow)
☐ Work not Started

Observations

-New canopies over the exterior exits will be part of this building permit. Engineered drawings need to be submitted. Canopies must be constructed of non-combustible materials or sprinklered.

-Make corrections and sign VOC below.

Occupancy Certificate cannot be granted until issues are resolved to the protection of exits from snow build up from the existing roof are completed.

Deficiencies

-3.4.5. Provide directional emergency lighting at Room B-213 as discussed

3.2.7. Provide Emergency Lighting in Pool Storage room

-3.1.8. Ducting in chemical storage area requires access panels for fire damper.

EXEMPTION: The permit applicant/owner acknowledges that as per section 12(2) of the Alberta Safety Codes Act; Superior Safety Codes Inc. is not liable for any damage caused by any decision related to the system of inspections, examinations and investigations including but not limited to a decision relating to their frequency and the manner in which they are carried out.

Safety Codes Officer Signature: R. L. Matiejewski D4811

SCO Designation Number

Safety Codes Officer Name: Matiejewski, Ron

Inspection Date: 05/20/20

Verification of Compliance (VOC): Once the above noted items have been corrected, please sign and return to Superior Safety Codes Inc.

☐ I verify that the above noted deficiencies have been corrected to meet the intent of the Safety Codes Act.

Name & Title (please print) Date Completed Safety Codes Officer Date of Acceptance

Signature: SCO Designation Number:

Means of Verification:

☐ Verbal Assurance ☐ Written Assurance ☐ Site Visit

Calgary	25, 2015 - 32 Avenue N.E.	T2E 6Z3	Ph. 403.717.2344	Fax: 403.717.2340	Toll Free Phone: 1.888.717.2344
Edmonton	14613 - 134 Avenue	T5L 4S9	Ph. 780.489.4777	Fax: 780.489.4711	Toll Free Phone: 1.866.999.4777
Lethbridge	422 North Mayor Magrath Dr.	T1H 6H7	Ph. 403.320.0734	Fax: 403.320.9969	Toll Free Phone: 1.877.320.0734
Lloydminster	Unit 2, 1724 2914 - 50 Avenue	T9V 0Y1	Ph. 780.870.9020	Fax: 780.870.9036	
Red Deer	3, 6264 - 67A Street	T4P 3E8	Ph. 403.358.5545	Fax: 403.358.5085	Toll Free Phone: 1.888.358.5545

Inspection Stage: ☐ Foundation ☐ Framing ☒ Progress ☐ Stacks ☐ Groundwork
☐ Service ☐ Rough In ☒ Final ☐ Other

Owner:

Town of Fox Creek

PO Box 149

FOX CREEK, AB, T0H 1P0

Ph: (780) 622-3896 Fax: (780) 622-4247

Email: kristen@foxcreek.ca

Contractor:

Cormode & Dickson Construction (1983) Ltd.

119 11929 40 Street SE

CALGARY, AB, T2Z 4M8

Ph: (403) 536-4265 Fax: (403) 250-2363

Email: dong@cormode.com

Permit # 119SSC 16 B0003 Discipline: Building

File: TFCB001816ED

Municipality: Town of FOX CREEK

Address: 103 2A Avenue

Lot: 14 Block: 44 Plan: 132 3938

Part of: Sect: Twp: 0 Rg: 0 W of: 0

Subdivision:

Description of work:

Multi-plex.

This Site Inspection Report strictly references Provincial Codes and is not to be used for the New Home Buyers Protection Act.

Outstanding deficiencies from previous inspection and plan reviews have been corrected: ☐ Yes ☒ No ☐ Not Applicable

- ☒ VOC Required ☐ Unsafe Conditions ☐ Unable to Enter ☐ Permit Expired ☐ Permit is Cancelled ☒ Deficiencies
☒ Observations ☐ No Deficiencies Observed at Time of Inspection ☐ No More Site Inspections Required (Permit Services Report to Follow)
☐ Work not Started

-3.4. All exterior exits must be protected from the snow being released off of the main roofs.

EXEMPTION: The permit applicant/owner acknowledges that as per section 12(2) of the Alberta Safety Codes Act; Superior Safety Codes Inc. is not liable for any damage caused by any decision related to the system of inspections, examinations and investigations including but not limited to a decision relating to their frequency and the manner in which they are carried out.

Safety Codes Officer Signature: R. L. Matiejewski D4811

SCO Designation Number

Safety Codes Officer Name: Matiejewski, Ron

Inspection Date: 05/20/20

Verification of Compliance (VOC): Once the above noted items have been corrected, please sign and return to Superior Safety Codes Inc.

☐ I verify that the above noted deficiencies have been corrected to meet the intent of the Safety Codes Act.

Name & Title (please print) _____ Date Completed _____ Safety Codes Officer _____ Date of Acceptance _____
 Signature: _____ SCO Designation Number: _____

Means of Verification:

☐ Verbal Assurance ☐ Written Assurance ☐ Site Visit

Calgary	25, 2015 - 32 Avenue N.E.	T2E 6Z3	Ph. 403.717.2344	Fax: 403.717.2340	Toll Free Phone: 1.888.717.2344
Edmonton	14613 - 134 Avenue	T5L 4S9	Ph. 780.489.4777	Fax: 780.489.4711	Toll Free Phone: 1.866.999.4777
Lethbridge	422 North Mayor Magrath Dr.	T1H 6H7	Ph. 403.320.0734	Fax: 403.320.9969	Toll Free Phone: 1.877.320.0734
Lloydminster	Unit 2, 1724 2914 - 50 Avenue	T9V 0Y1	Ph. 780.870.9020	Fax: 780.870.9036	
Red Deer	3, 6264 - 67A Street	T4P 3E8	Ph. 403.358.5545	Fax: 403.358.5085	Toll Free Phone: 1.888.358.5545

From: Laural Sheeler
Sent: Friday, June 5, 2020 10:08 AM
To: Kristen Milne <kristen@foxcreek.ca>
Cc: Brandon Pauling <recdirector@foxcreek.ca>
Subject: RE: Second floor layout - Library

Hi Kristen,

We will grant temporary occupancy of the multiplex upon completion of the items below from the May 20, 2020 inspection report, see attached:

- 3.4.5. Provide directional emergency lighting at Room B-213 as discussed
- 3.2.7. Provide Emergency Lighting in Pool Storage room
- 3.1.8. Ducting in chemical, storage area requires access panels for fire damper.

Additionally, the library area will not be granted occupancy until the sprinkler heads are installed.

Please contact me if you have any questions.

Laural Sheeler
Contract Relations Manager
SUPERIOR SAFETY CODES INC.
14613-134 Avenue
Edmonton, AB T5L 4S9
Ph.: 780-489-4777 or 1-866-999-4777
Fax: 780-489-4711 or 1-866-900-4711
Direct: 780-733-0556
Cell: 780-984-8374
E-mail: lsheeler@superiorsafetycodes.com
Website: www.superiorsafetycodes.com



PERMITS & INSPECTIONS

14613 – 134 Avenue, Edmonton, AB T5L 4S9
Ph. 780-489-4777 or 1-866-999-4777 Fax 780-489-4711 or 1-866-900-4711

Patril Occupancy Certificate

Building Permit Number: TFC B 0018 16 ED

This is to certify that the project located at 103-2 Avenue is granted occupancy in accordance with the Alberta Building Code and subject to the Special Conditions as noted below.

Municipality: Town of Fox Creek Type of Occupancy: Group A-2

Roll #: _____ Lot: 14 Block: 44 Plan: 132 3938

Permit Applicant's Name: Cormode & Dickson Construction

Special Conditions:

Library cannot be occupied until the
required sprinklers are installed.

Office Use Only

Occupancy Issued By: PAUL SHEPPARD

Signature: _____

Designation of Powers Number: D3788

Date of Issuance: JUNE 10, 2020

Inspection Stage: ☐ Foundation ☐ Framing ☐ Progress ☐ Stacks ☐ Groundwork
☐ Service ☐ Rough In ☒ Final ☐ Other

Owner:

Town of Fox Creek

PO Box 149

FOX CREEK, AB, T0H 1P0

Ph: (780) 622-2511 Fax: (780) 622-4247

Email: kristen@foxcreek.ca

Contractor:

Mojo Design Inc

201- 17920 105 Avenue

EDMONTON, AB, T5S 2H5

Ph: (780) 455-5229 Fax: () -

Email: jo@mojodesigninc.com

Permit # 119SSC 20 B0001 Discipline: Building

File: TFCB000120ED

Municipality: Town of FOX CREEK

Address: 103 2A Avenue

Lot: 14 Block: 44 Plan: 132 3938

Part of: Sect: Twp: 0 Rg: 0 W of: 0

Subdivision:

Description of work:

Public Library within a multiplex (already built) Construction of a storage room, office, mezzanine floor with the multiplex building

This Site Inspection Report strictly references Provincial Codes and is not to be used for the New Home Buyers Protection Act.

Outstanding deficiencies from previous inspection and plan reviews have been corrected: ☐ Yes ☐ No ☒ Not Applicable

- ☒ VOC Required ☐ Unsafe Conditions ☐ Unable to Enter ☐ Permit Expired ☐ Permit is Cancelled ☒ Deficiencies
☒ Observations ☐ No Deficiencies Observed at Time of Inspection ☐ No More Site Inspections Required (Permit Services Report to Follow)
☐ Work not Started

Observations

-Sign VOC below when deficiencies 2, 3 and 4 are completed.

OK to occupy library when VOC is received.

Deficiencies

- 1) Submit fire alarm and sprinkler verification.
- 2) Mount a fire extinguisher at the main entry to the library.
- 3) Complete installation of self-closing devices at exit and storage room doors.
- 3) Firestop at sprinkler line penetrations.

EXEMPTION: The permit applicant/owner acknowledges that as per section 12(2) of the Alberta Safety Codes Act; Superior Safety Codes Inc. is not liable for any damage caused by any decision related to the system of inspections, examinations and investigations including but not limited to a decision relating to their frequency and the manner in which they are carried out.

Safety Codes Officer Signature:  D5381

SCO Designation Number

Safety Codes Officer Name: Colling, Mike

Inspection Date: 08/10/20

Verification of Compliance (VOC): Once the above noted items have been corrected, please sign and return to Superior Safety Codes Inc.

☐ I verify that the above noted deficiencies have been corrected to meet the intent of the Safety Codes Act.

Name & Title (please print) _____ Date Completed _____ Safety Codes Officer _____ Date of Acceptance _____
 Signature: _____ SCO Designation Number: _____

Means of Verification:

☐ Verbal Assurance ☐ Written Assurance ☐ Site Visit

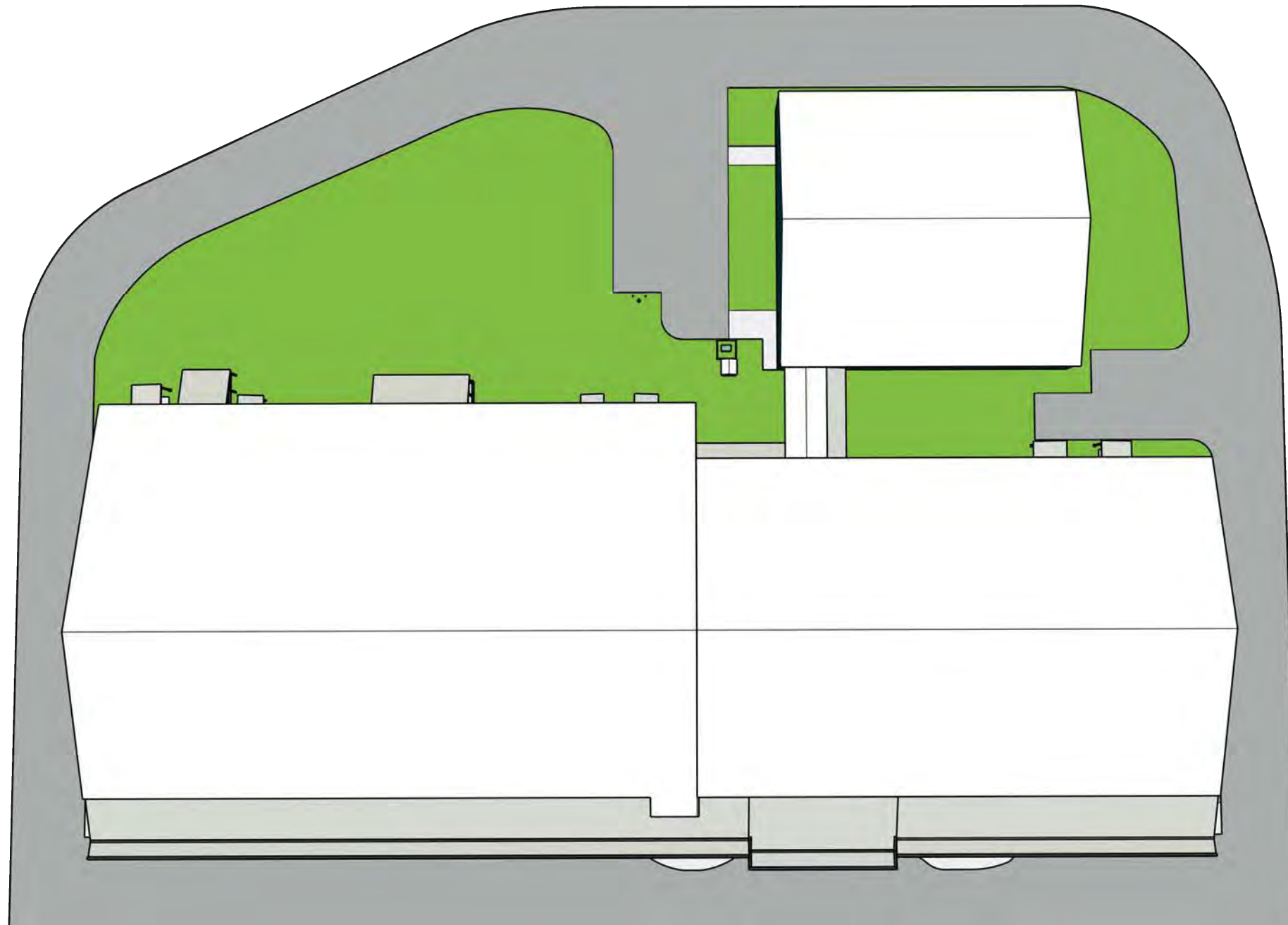
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Lethbridge	422 North Mayor Magrath Dr.	T1H 6H7	Ph. 403.320.0734	Fax: 403.320.9969	Toll Free Phone: 1.877.320.0734
Lloydminster	Unit 2, 1724 2914 - 50 Avenue	T9V 0Y1	Ph. 780.870.9020	Fax: 780.870.9036	
Red Deer	3, 6264 - 67A Street	T4P 3E8	Ph. 403.358.5545	Fax: 403.358.5085	Toll Free Phone: 1.888.358.5545

Hi Kristen,

As per our conversation this afternoon, since you are unable to get the permanent canopies constructed this year, temporary scaffolding can be used over the winter. You had stated that you will consult with your structural engineer to engineer that the scaffolding is safe.

I will send you the full set of engineered drawings for the Multi Plex so your engineer can refer to them.

Laural Sheeler
Contract Relations Manager
SUPERIOR SAFETY CODES INC.
14613-134 Avenue
Edmonton, AB T5L 4S9
Ph.: 780-489-4777 or 1-866-999-4777
Fax: 780-489-4711 or 1-866-900-4711
Direct: 780-733-0556
Cell: 780-984-8374
E-mail: lsheeler@superiorsafetycodes.com
Website: www.superiorsafetycodes.com



FOX CREEK GREENVIEW MULTIPLEX - 103 2A AVE



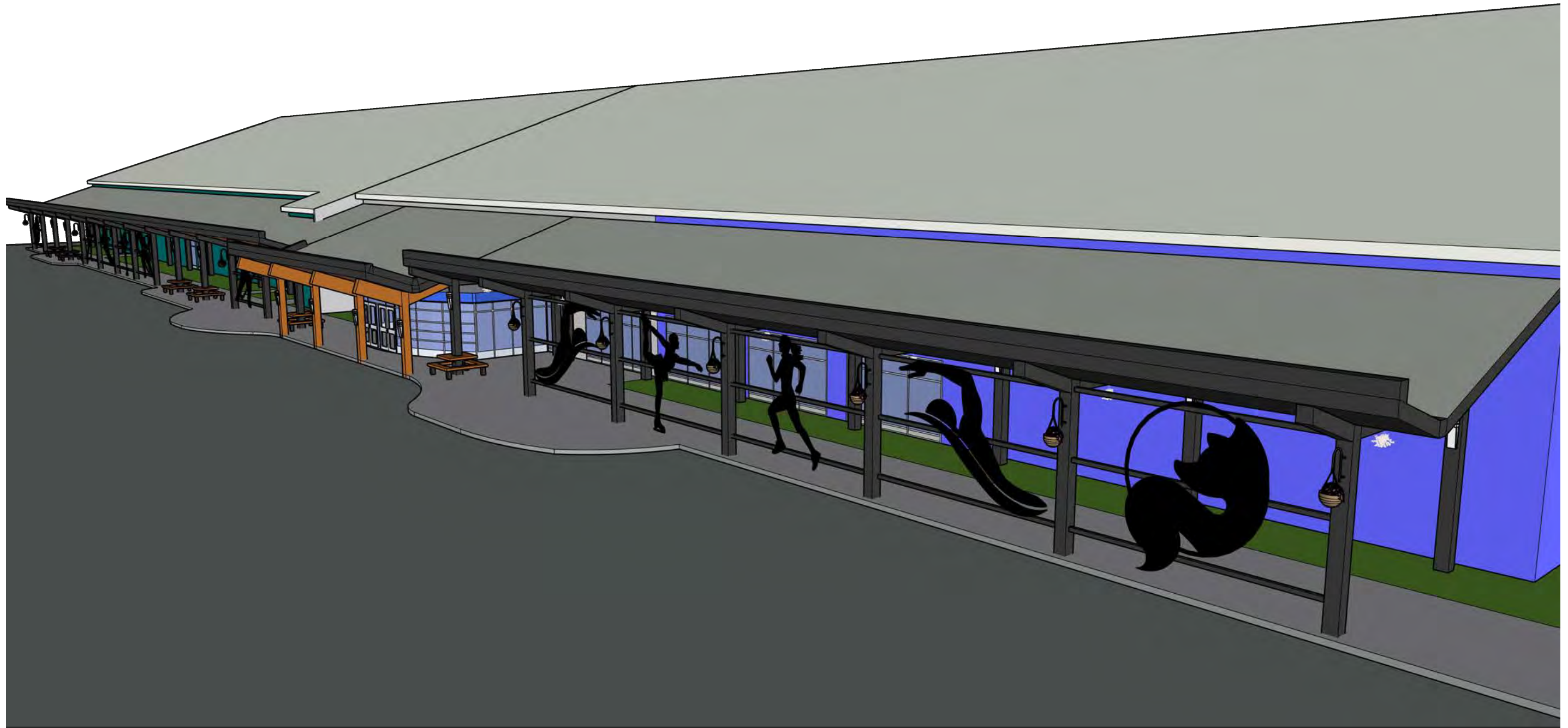
FOX CREEK GREENVIEW MULTIPLEX - 103 2A AVE



FOX CREEK GREENVIEW MULTIPLEX - 103 2A AVE



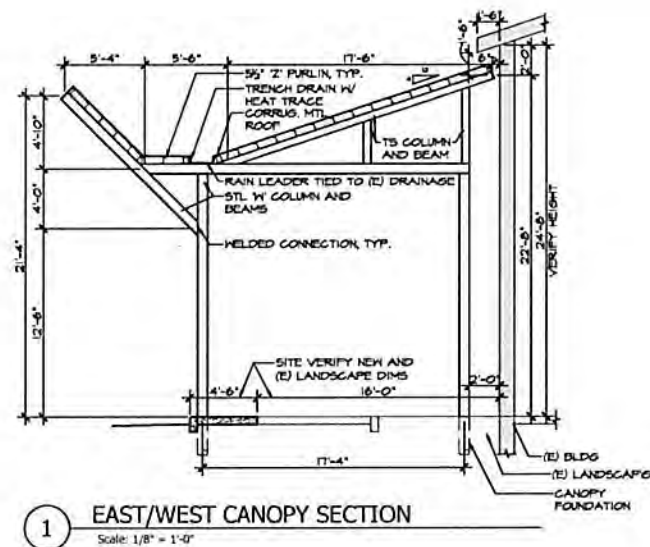
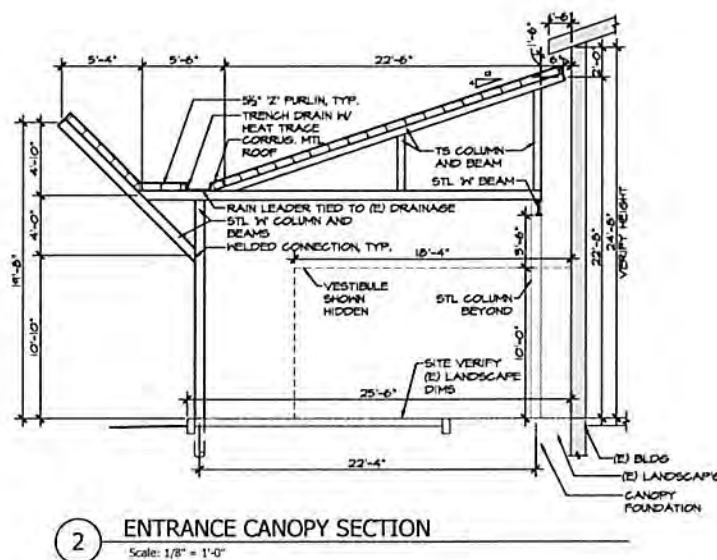
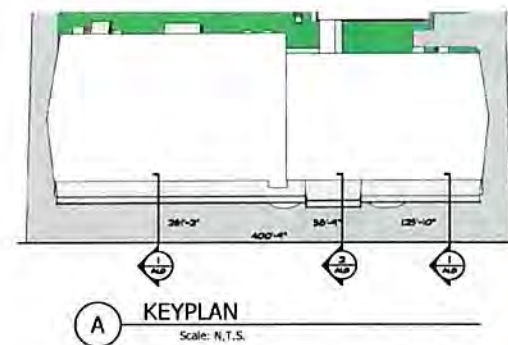
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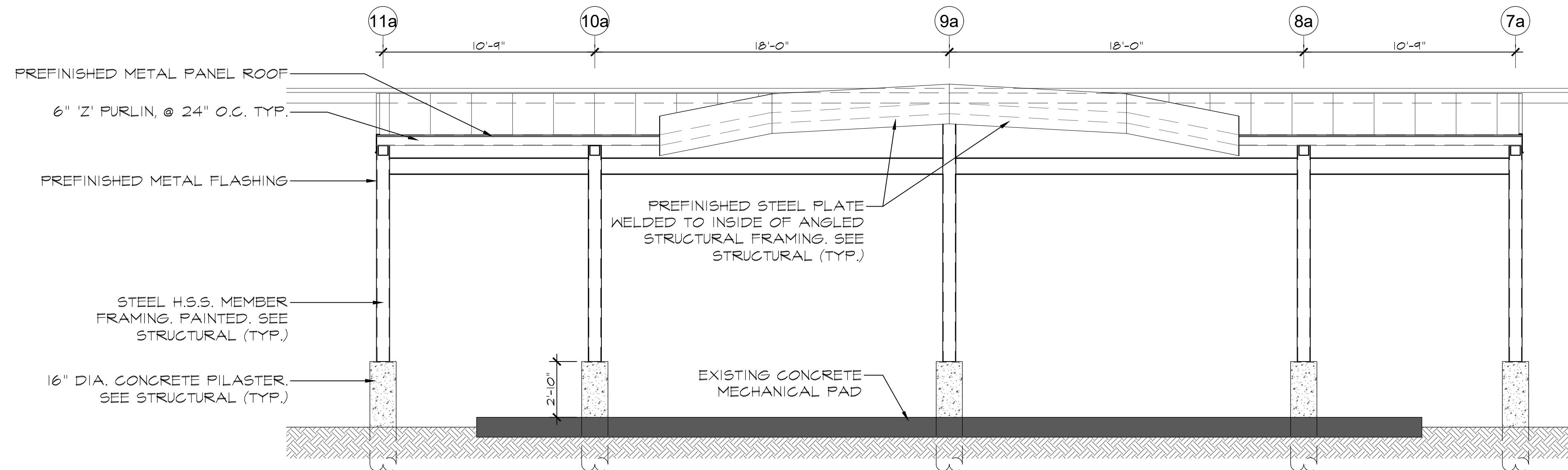
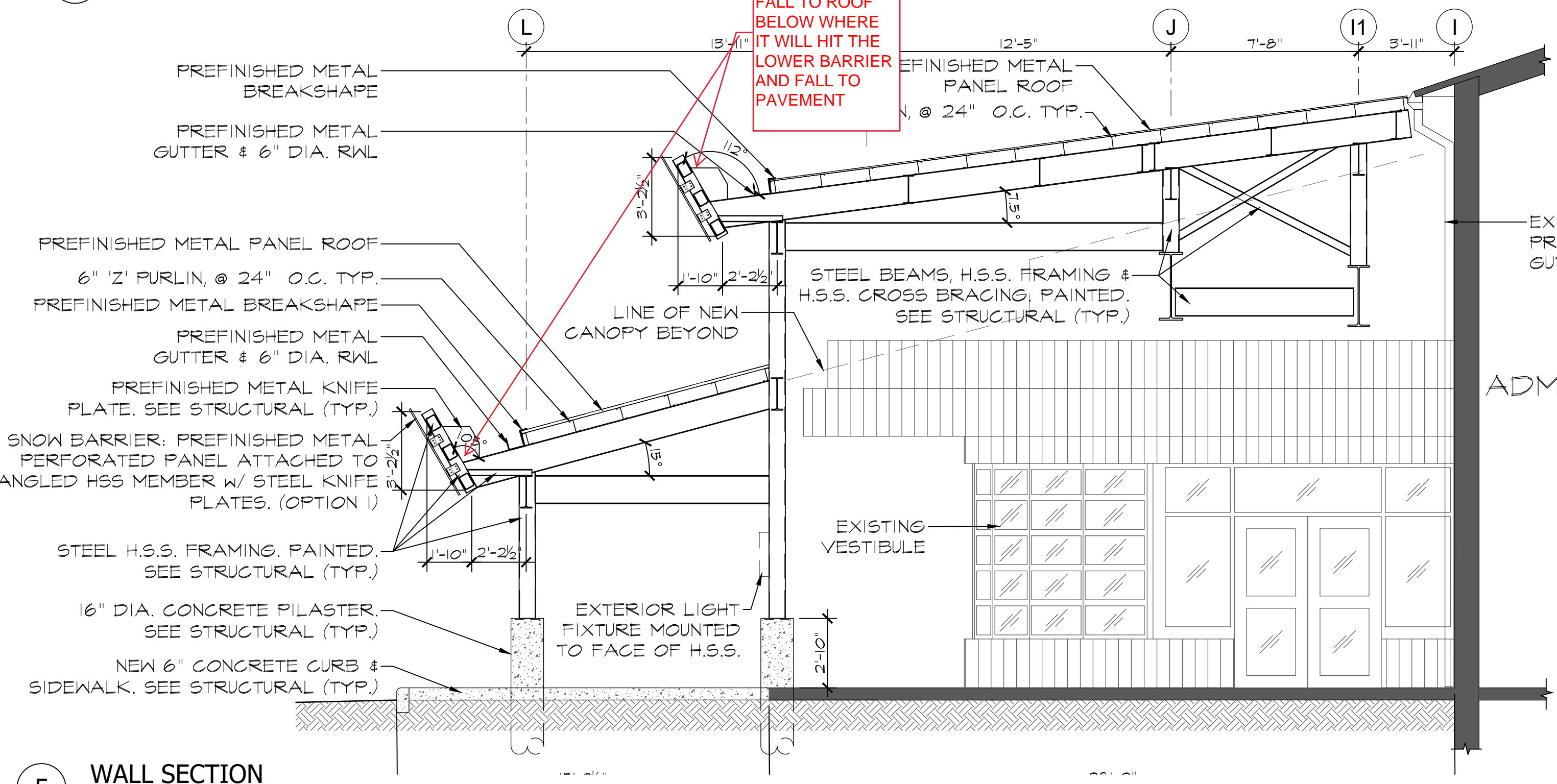
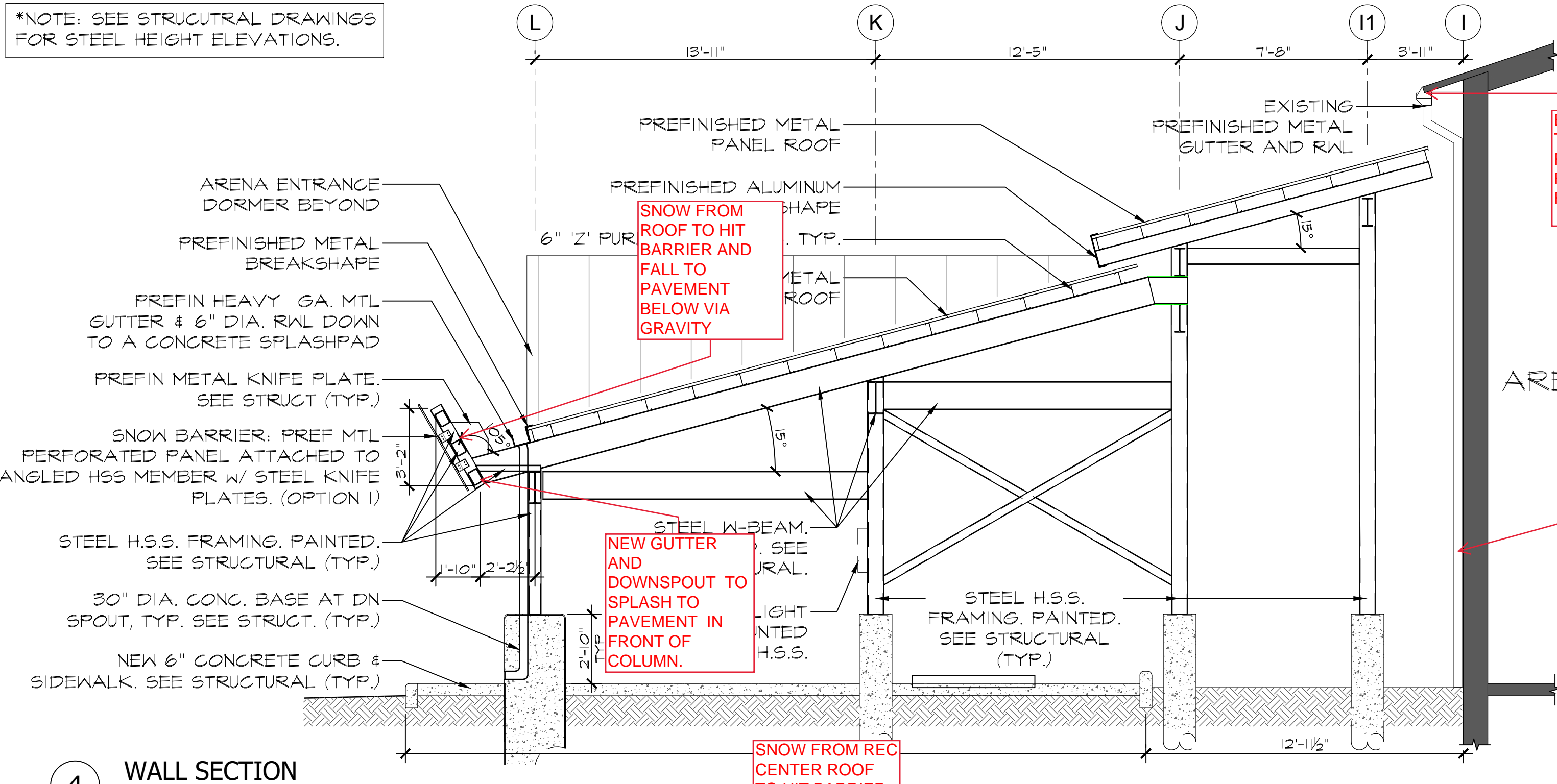
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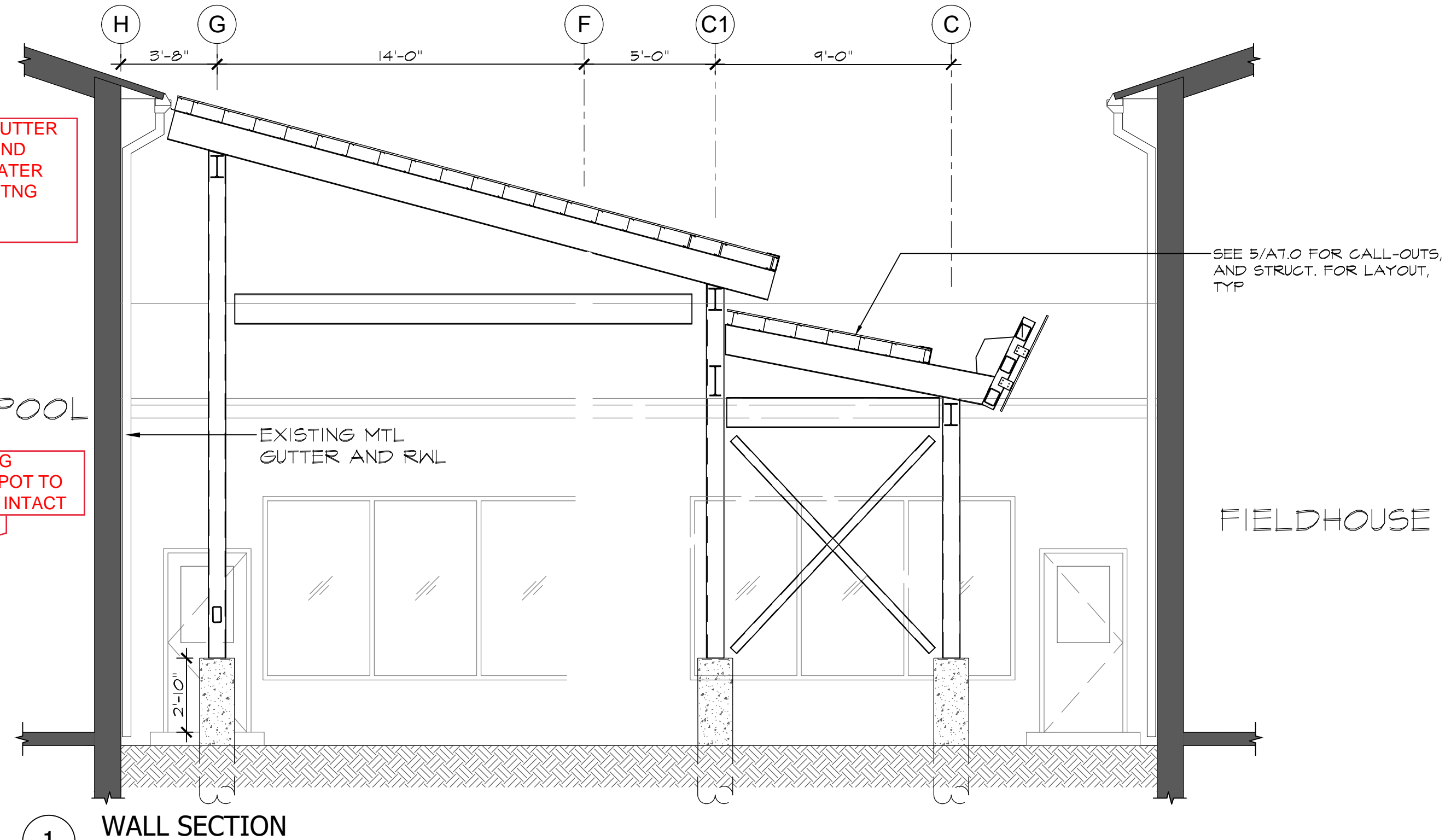
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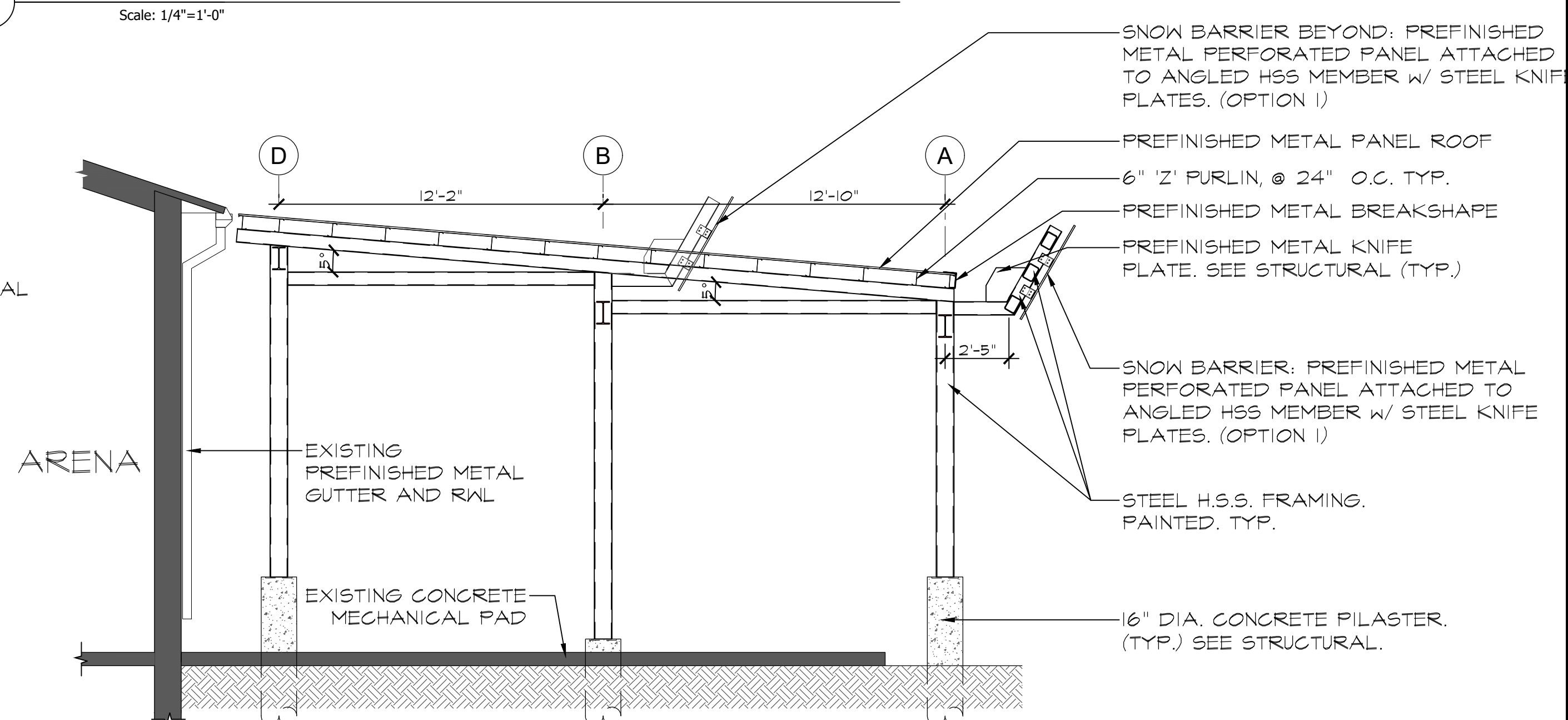
*NOTE: SEE STRUCUTRAL DRAWINGS FOR STEEL HEIGHT ELEVATIONS.



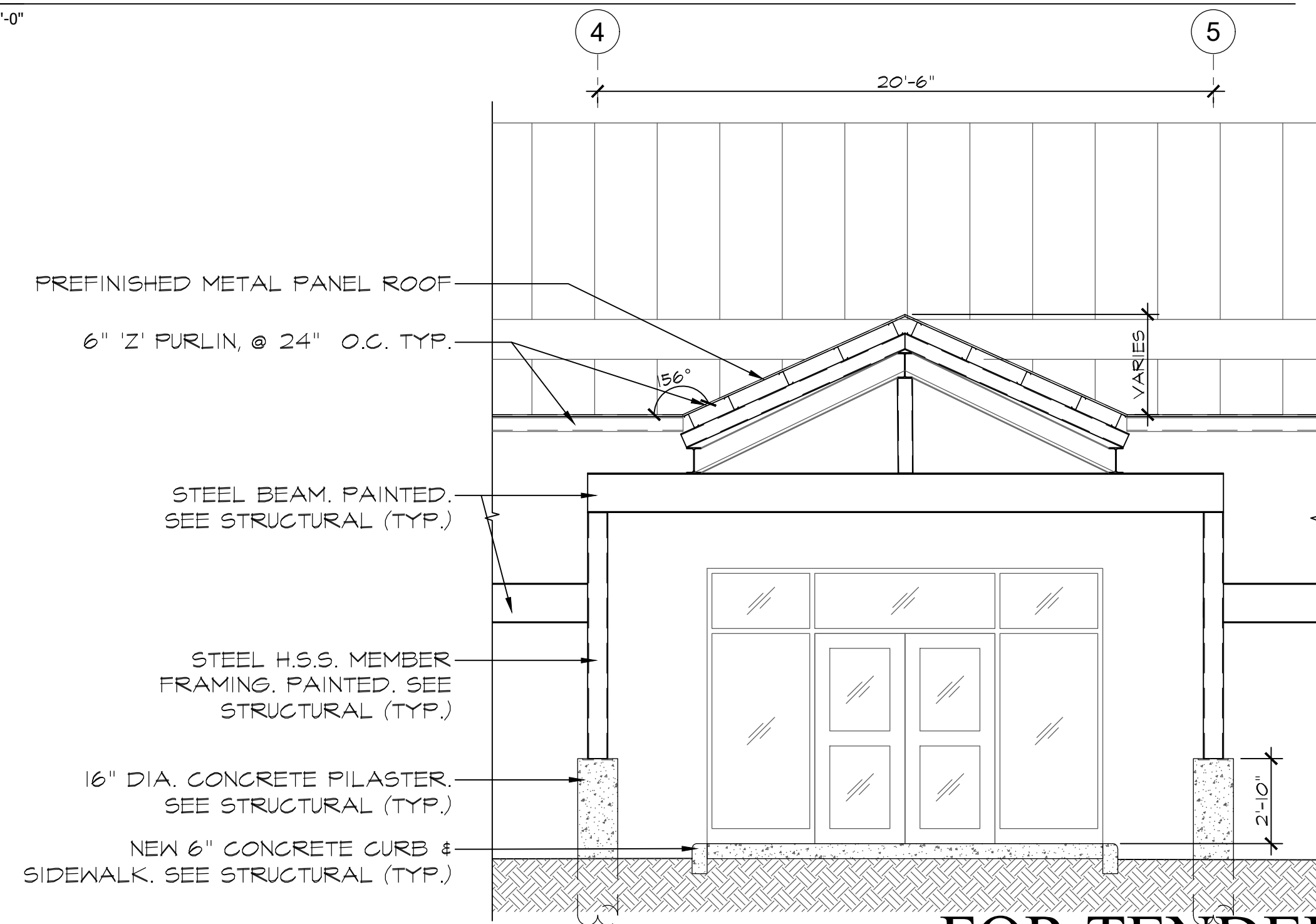
WALL SECTION 6
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WALL SECTION 1
Scale: 1/4"=1'-0"



WALL SECTION 2
Scale: 1/4"=1'-0"



WALL SECTION 3
Scale: 1/4"=1'-0"

FOR TENDER

Revisions

FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

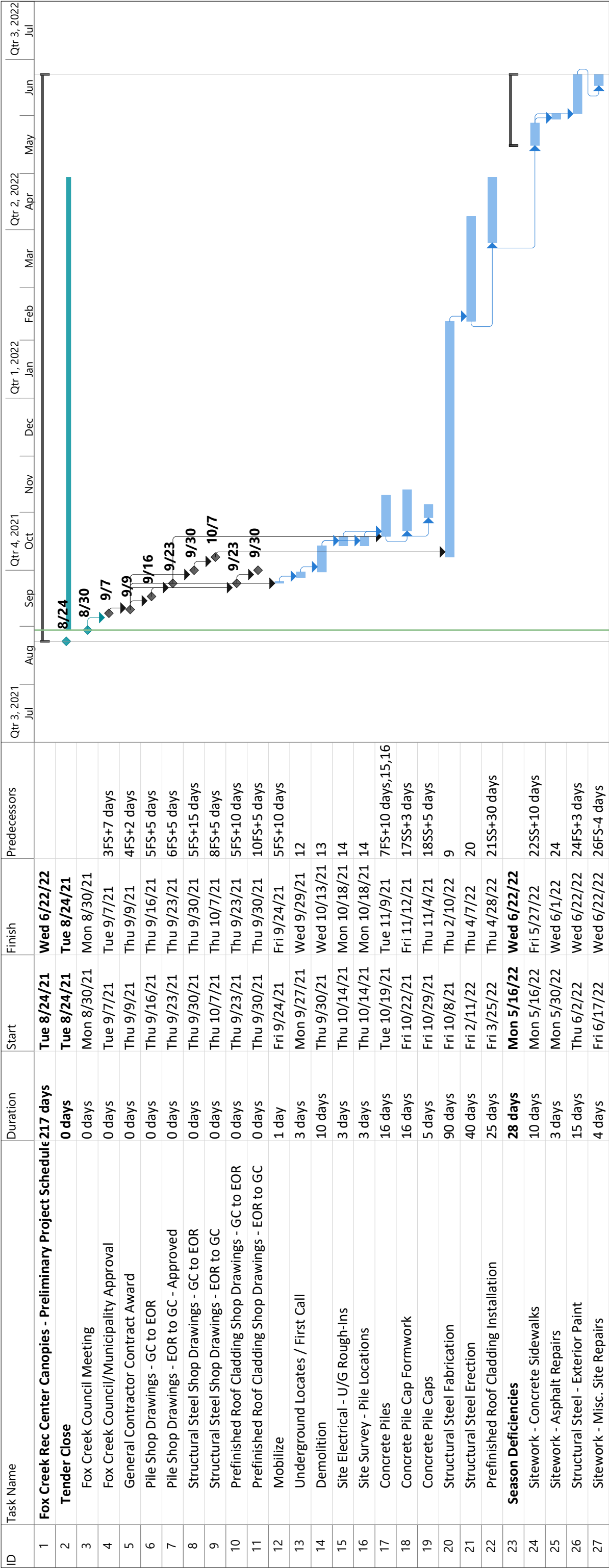
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ADDRESS:



Date: 2021-08-05
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File: 20-023
Sheet No:

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ATTACHMENT 3: Preliminary Project Schedule



Project: 21.08.31_Fox Creek Rec
Date: Mon 8/30/21

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

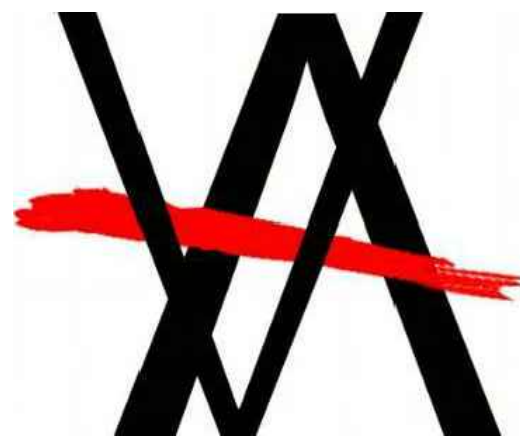
Deadline

Progress

Manual Progress

Page 1

FOX CREEK RECREATION CENTER CANOPIES



PRIME CONSULTANT:
VOSHELL ARCHITECTURE
10308 100 AVENUE
FORT SASKATCHEWAN, AB T8L 1Z1
780-589-4747

ARCHITECTURAL DRAWING LIST:

- A0.0 TITLE SHEET
- A0.1 PROJECT NOTES
- A1.0 OVERALL SITE PLAN EXISTING
- A2.0 DEMOLITION SITE PLAN
- A3.0 ENLARGED SITE PLAN
- A4.0 EXISTING ROOF PLAN
- A4.1 ROOF PLAN
- A5.0 ENLARGED CANOPY AREAS PHASE 1
- A5.1 ENLARGED CANOPY AREAS PHASE 2 & 3
- A6.0 EXISTING EXTERIOR ELEVATIONS
- A6.1 EXTERIOR ELEVATIONS
- A6.2 EXTERIOR ELEVATIONS
- A7.0 CANOPY SECTIONS



STRUCTURAL CONSULTANT:
KRAHN ENGINEERING LTD.
#1000-10117 JASPER AVENUE
EDMONTON, AB T5J 1W8
780-758-2002

STRUCTURAL DRAWING LIST:

- S0.0 COVER SHEET
- S1.1 GENERAL NOTES
- S1.2 GENERAL NOTES
- S1.3 TYPICAL DETAILS
- S2.1 OVERALL MAIN FLOOR FRAMING PLAN
- S2.2 ENLARGED MAIN FLOOR FRAMING PLANS
- S2.3 ENLARGED MAIN FLOOR FRAMING PLANS
- S2.4 OVERALL CANOPIES FRAMING PLAN
- S2.5 ENLARGED CANOPIES FRAMING PLANS
- S2.6 ENLARGED CANOPIES FRAMING PLANS
- S2.7 SOUTH ELEVATION CANOPIES 3D VIEWS
- S2.8 ENLARGED CANOPIES FRAMING PLANS
- S2.9 ENLARGED CANOPIES FRAMING PLANS
- S2.10 NORTH ELEVATION CANOPIES 3D VIEWS
- S3.1 CROSS BRACE ELEVATIONS
- S3.2 CROSS BRACE ELEVATIONS
- S3.3 CROSS BRACE ELEVATIONS
- S3.4 CROSS BRACE ELEVATIONS
- S3.5 CROSS BRACE ELEVATIONS
- S4.1 DETAILS AND SECTIONS
- S4.2 PHASE 1 SECTIONS
- S4.3 PHASE 1 SECTIONS
- S4.4 PHASE 1 SECTIONS
- S4.5 PHASE 2 SECTIONS
- S4.6 PHASE 3 SECTIONS

Revisions

FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

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AFF	ABOVE FINISHED FLOOR	ELEV	ELEVATOR	LAM	LAMINATE	REIN	REINFORCED
AFG	ABOVE FINISHED GRADE	EQ	EQUAL	LAT	LATERAL	REQD	REQUIRED
ABV	ABOVE	EQUIP	EQUIPMENT	LAV	LAVATORY	RET	RETURN
ACOV	ACOUSTIC	EXC	EXCAVATE	LIN	LINOLEUM	REV	REVISION
ACT	ACOUSTICAL CEILING TILE	EXH	EXHAUST	LINO	LINOLEUM	RM	ROOM
ADD	ADDITION or ADDENDUM	EXIST or (E)	EXISTING	LT	LIGHT	RMV	REMOVE
AHU	AIR HANDLER UNIT	EXT	EXTERIOR	LTG	LIGHTING	SD	SMOKE DETECTOR
AL or ALUM	ALUMINUM	FA	FIRE ALARM	LVL	LAMINATED VENEER LUMBER	S/S	STAINLESS STEEL
ALT	ALTERNATE	FGO	FLOOR CLEAN OUT	MH	MANHOLE	SC	SELF CLOSING
ASPH	ASPHALT	FD	FLOOR DRAIN	MAR	MARBLE	SCHED	SCHEDULE
AVG	AVERAGE	FE	FIRE EXTINGUISHER	MAS	MASONRY	SEGT	SECTION
BOP	BOTTOM OF FOOTING	FN	FIRE HOSE CABINET	MATL	MATERIAL	SHTG	SHEATHING
BVG	BACK OF CURB	FO	FACE OF	MAX	MAXIMUM	SHV	SHEET VINYL
BD	BOARD	FS	FLOOR SINK	MEGH	MECHANICAL	SIM	SIMILAR
BLDG	BUILDING	F/G	FIBERGLASS	MED	MEDIUM	SPECs	SPECIFICATIONS
BLKG	BLOCKING	FAB	FABRICATE	MFG	MANUFACTURING	SQ FT	SQUARE FEET
BM	BEAM	FACP	FIRE ALARM CONTROL PANEL	MFR	MANUFACTURER	SQ IN	SQUARE INCHES
BRG	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN	MINIMUM	STG	SOUND TRANSMISSION CLASS
CD	CONSTRUCTION DOCUMENTS	FDN	FOUNDATION	MISC	MISCELLANEOUS	STD	STANDARD
CIF	CAST IN PLACE	FLRS	FLOORING	MTL	METAL	STL	STEEL
CJ	CONTROL JOINT	FIN	FINISH	MUL	MULLION	SUSP	SUSPENDED
CO	CLEAN OUT	FLR	FLOOR	MX	MOVEABLE WALL	SK	SWITCH
CT	CERAMIC TILE	FLRG	FLOORING	NIG	NOT IN CONTRACT	SYM	SYMMETRICAL
CAB	CABINET	FLUOR	FLUORESCENT	NTS	NOT TO SCALE	SYS	SYSTEM
CEM	CEMENT	FP	FIRE PROOF	NFG	NOT FOR CONSTRUCTION	TO	TOP OF
CER	CERAMIC	FTG	FOOTING	NO	NUMBER	TOB	TOP OF BEAM
CL or C	CENTERLINE	FURN	FURNISH	NOM	NOMINAL	TOC	TOP OF CURB
CLS	CELLING	SA	SAUSE	OC	ON CENTER	TOF	TOP OF FOOTING
CLKG	CLARKING	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	TOJ	TOP OF JOIST
CLO	CLOSET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	OH	OVER HANG	TOM	TOP OF MASONRY
CLR	CLEAR	GFI	GROUND FAULT INTERRUPTER	OHD	OVER HEAD	TOS	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT	GL	GLASS	OPNG	OPENING	TON	TOP OF WALL
CTRD	CENTERED	GLB	GLUE LAMINATED BEAM	OPP	OPPOSITE	TS	TUBE STEEL
COL	COLUMN	GYP	GYPSPUM (CELLING)	PC	PRECAST CONCRETE	TH	THRESHOLD
COMB	COMBINATION	GYP BD	GYPSPUM BOARD	FL or P	PROPERTY LINE	THD	THREADED
CONC	CONCRETE	GMB	GYPSPUM WALL BOARD	P LAM	PLASTIC LAMINATE	THK	THICK
CONST	CONSTRUCTION	HB	HOSE BIB	POC	POINT OF CONNECTION	THRU	THROUGH
CONT	CONTINUOUS	HM	HOLLOW METAL	PERF	PERFORATED	TLT	TOILET
CONTR	CONTRACTOR	H/C	HANDICAPPED	PERP	PERPENDICULAR	TRANS	TRANSFORMER
DF	DRINKING FOUNTAIN	HDBD	HARDBOARD	PL	PLASTER	TYP	TYPICAL
DS	DOWN SPOUT	HDR	HARDWARE	PL or P	PLATE	UNF	UNFINISHED
D/M	DISHWASHER	HRD WD	HARDWOOD	PLAS	PLASTIC	UNO	UNLESS NOTED OTHERWISE
DBL	DOUBLE	HST	HEIGHT	PLUMB	PLUMBING	UR	URINAL
DEMO	DEMOLITION	HOR	HORIZONTAL	PLYD	PLYWOOD	V.B.	VAPOR BARRIER
DIA or D	DIAMETER	HTR	HEATER	PREFAB	PREFABRICATED	VIF	VERIFY IN FIELD
DIM	DIMENSION	HVAC	'HEATING, VENTILATING AND AIR CONDITIONING'	PRE-FIN	PREFINISHED	VGT	VINYL COMPOSITION TILE
DN	DOWN	HW	HOT WATER	PTN	PARTITION	VERT	VERTICAL
DR	DOOR	ID	INSIDE DIAMETER	PHR	POWER	W/G	WATER CLOSET
DWG	DRAWING	IF	INSIDE FACE	QTY	QUANTITY	WDM	WINDOW
EF	EXHAUST FAN	INCL	'INCLUDE, INCLUSIVE'	R	RADIUS	WGT	WAINSCOT
EJ	EXPANSION JOINT	INSUL	INSULATION	RDL	ROOF DRAIN LEADER	WT	WEIGHT
EA	EACH	INT	INTERIOR	RDO	ROOF DRAIN OVERFLOW	W	WITH
ELEV	ELEVATION	JST	JOIST	RO	ROUGH OPENING	W/O	WITHOUT
ELEG	'ELECTRIC, ELECTRICAL'	JT	JOINT	REFER	REFRIGERATOR	WD	WOOD
				REF	REFERENCE	WI	WROUGHT IRON

GENERAL CONSTRUCTION NOTES:

NOTE: GENERAL CONSTRUCTION NOTES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. INFORMATION HEREIN IS PROTECTED BY COPYRIGHT © AND THE AUTHOR ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THE USE OF THIS INFORMATION FOR ANY PURPOSE OUTSIDE THIS PROJECT.
2. DO NOT SCALE THESE DRAWINGS.
3. ARCHITECTURAL SYMBOLS INDICATED ARE FOR GRAPHIC REPRESENTATIONS ONLY.
4. AS INCLUDED, THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL AND LANDSCAPE DRAWINGS INFORMATION IS FOR COORDINATION PURPOSES ONLY. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCY OR CONFLICT SHALL BE REPORTED TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE DRAWING SET REVIEW PRIOR TO CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO ANY MANUFACTURER'S RECOMMENDATIONS.
5. DIMENSIONS VIA EXISTING OR NEW SHALL BE CHECKED AND VERIFIED ON SITE. ANY DISCREPANCY OR CONFLICT SHALL BE REPORTED TO THE ARCHITECT.
6. DIMENSIONS ARE TO:

- GRIDLINES

- FACE OF CONCRETE BLOCK WALLS

- FACE OF STUD

- UNLESS NOTED OTHERWISE
7. SEE STRUCTURAL DWGS FOR GRID LINE LAYOUT.
8. PROVIDE TEMPORARY DRAINAGE AND PUMPING AS NECESSARY TO KEEP EXCAVATIONS AND SITE FREE FROM WATER.
10. DO NOT PUMP WATER CONTAINING SUSPENDED MATERIALS INTO WATERWAYS, SEWER OR DRAINAGE SYSTEMS.
11. CONTROL DISPOSAL OR RUNOFF OF WATER CONTAINING SUSPENDED MATERIALS OR OTHER HARMFUL SUBSTANCES IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
12. MAINTAIN TEMPORARY EROSION AND POLLUTION CONTROL FEATURES INSTALLED UNDER THIS CONTRACT

SOFFITS & METAL SIDING/ROOFING

1. BASIS OF DESIGN - VARGO VP PRUDEN SLR II ROOF:

1.1. FIELD SEALED

1.2. 16" COVERAGE

1.3. UL 90 RATED

1.4. 22 GA. AZ50 STEEL IN PRE-FINISHED COLORS.

1.5. THERMALLY RESPONSIVE PANEL CLIPS COMBING A 22 GA HOOK AND A 16 GA BASE
2. FASTENING DEVICES: PURPOSE MADE CORROSION RESISTANT TYPE OF SUFFICIENT SIZE AND STRENGTH TO SECURELY AND RIGIDLY HOLD SIDING AND BUILDING PAPER IN PLACE.
3. ACCESSORIES AND STARTER STRIPS, CLOSURES, CORNER MOULDINGS, ETC. AS REQUIRED FOR A COMPLETE JOB.
4. GUTTER: CUSTOM FABRICATED TO DETAILS SHOWN. PRE-FINISHED COLOUR IS NOTED ON DRAWINGS.
5. SUBMIT SAMPLES OF SIDING MATERIAL IN ACCORDANCE WITH SPECIFICATION SECTION 01 33 00.
6. STEEL SIDING: TO CAN/C65B #3 _GP_ 4M / ASTM STANDARD SPECIFICATION A653/A653M STEEL SHEET SIDING, AND ALL EXPOSED TRIM TYPE, COLOUR AS NOTED ON DRAWINGS WITH GLOSS, 0.58 MM MIN. BASE METAL.
7. ACCESSORIES: EXPOSED TRIM, CLOSURES, CAP PIECES, ETC. OF SAME MATERIAL AND COLOUR AS SIDING.
8. INSTALL SIDING AND ATTACHMENTS SEQUENTIALLY, TO MANUFACTURER'S INSTRUCTIONS.
9. INSTALL EXTERIOR CORNERS, FILLERS AND CLOSURE STRIPS WITH CAREFULLY FORMED AND PROFILED WORK USING CONCEALED FASTENERS.
10. MAINTAIN JOINTS IN EXTERIOR SHEETS, TRUE TO LINE, TIGHT FITTING.
11. PROVIDE ALL COMPONENTS INCLUDING DRIP AND CAP FLASHINGS, SCREWS AND FASTENERS AS REQUIRED TO COMPLETE INSTALLATION.

PROJECT INFORMATION/CODE REVIEW

PROJECT DESCRIPTION:

TO CONSTRUCT NEW CANOPIES ON THE EXTERIOR OF AN EXISTING REC. CENTRE TO CONTROL SNOW SHED. CANOPIES TO BE CONSTRUCTED IN (3) PHASES

LEGAL DESCRIPTION:

LOT 14, BLOCK 44, PLAN 1323438

ADDRESS:

103 2A AVENUE, FOX CREEK, AB, T0H 1P0

ZONING:

P-1 (PARKS AND SERVICES) AS PER TOWN OF FOX CREEK LAND-USE BY-LAW

MAJOR OCCUPANCY:

GROUP C, IN ACCORDANCE WITH NBC(AE) 2019, 3.1.2.1. (3.2.2.50. GROUP C, UP TO 6 STOREYS, SPRINKLERED)

CONSTRUCTION:

NON-COMBUSTIBLE

EXISTING BUILDING AND CANOPY HEIGHTS:

EXISTING 2-STORY
14.5m (46'-9 1/2") TO T.O. PEAK (HIGHEST POINT)

NEW MAIN CANOPIES

6.7m (22'-1 1/2") TO T.O. SLOPE (HIGHEST POINT)

NEW ENTRANCE CANOPY

7.4m (24'-2") TO T.O. SLOPE (HIGHEST POINT)

SITE AND BUILDING AREA ANALYSIS:

EXISTING BUILDING FOOTPRINT = 7,214.6sq.m (77,657sq.ft.)
PHASE 1 CANOPY FOOTPRINT = 1,670.3sq.m (17,978.5sq.ft.)
PHASE 2 CANOPY FOOTPRINT = 332sq.m (3,573.5sq.ft.)
PHASE 3 CANOPY FOOTPRINT = 638.3sq.m (6,870.5sq.ft.)

TOTAL PROPOSED CANOPY FOOTPRINT = 2,640.5sq.m (28,422.5sq.ft.)

PARKING ANALYSIS:

EXISTING PARKING STALLS INCL. BARRIER-FREE = 241
EXISTING BARRIER-FREE STALLS = 8

PROPOSED PARKING STALLS INCL. BARRIER-FREE = 209
PROPOSED BARRIER-FREE STALLS = 8

AS PER TABLE 3.8.2.5. = 209 STALLS ARE PROVIDED
= 6 BARRIER FREE STALLS REQUIRED

DECORATIVE SCREEN

1. **OPTION 1** = PERFORATED METAL ROUND, CARBON STEEL, HRPO, 10 GA. 1" ROUND ON 1/8" STAGGERED CENTRES, 48% OPEN AREA. PAINT COLOR TO BE DETERMINED.
2. **OPTION 2** = 3/8" STAINLESS STEEL PLATE.

FINISH NOTES:

1. MPI STANDARDS: PROVIDE PRODUCTS THAT COMPLY WITH MPI STANDARDS INDICATED THAT ARE LISTED IN ITS MPI "APPROVED PRODUCTS LIST".
2. COLORS: TO BE DETERMINED. FOR COSTING ASSUME MIXED COLORS.
3. SOLVENT-BASED PAINTS: ALKYD, EXTERIOR SEMI-GLOSS (GLOSS LEVEL 5): MPI#44
4. APPLICATION AND PREPARATION: REMOVE RUST, LOOSE MILL SCALE, ETC., APPLY PAINT AS PER MANUFACTURER'S RECOMMENDATIONS.

4.1. ALKYD SYSTEM:

4.1.1. PRIME COAT: PRIMER, ALKYD ANTI-CORROSIVE FOR METAL, MPI #19

4.1.2. INTERMEDIATE COAT: EXTERIOR ALKYD ENAMEL MATCHING TOPCOAT.

4.1.3. TOPCOAT: ALKYD, EXTEIOR, SEMI-GLOSS (GLOSS LEVEL 5) MPI#44.

GENERAL SYMBOLS

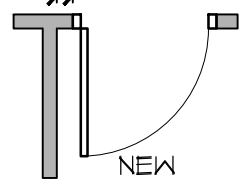
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- DRAWING NUMBER, TYP.
- SHEET NUMBER, TYP.
- BUILDING ELEVATION CALL-OUT
- SECTION DETAIL CALL-OUT
- BUILDING SECTION CALL-OUT
- PLAN DETAIL CALL-OUT
- WALL TYPE
- DOOR NO. CALL-OUT
- WINDOW NO. CALL-OUT
- ROOM I.D.

WALL SYMBOLS

- NEW WALL
- FIRE RATED WALL

DOOR JAMB FRAMING

1/2" x 7" TYP (UNO.)



Revisions

PROJECT:

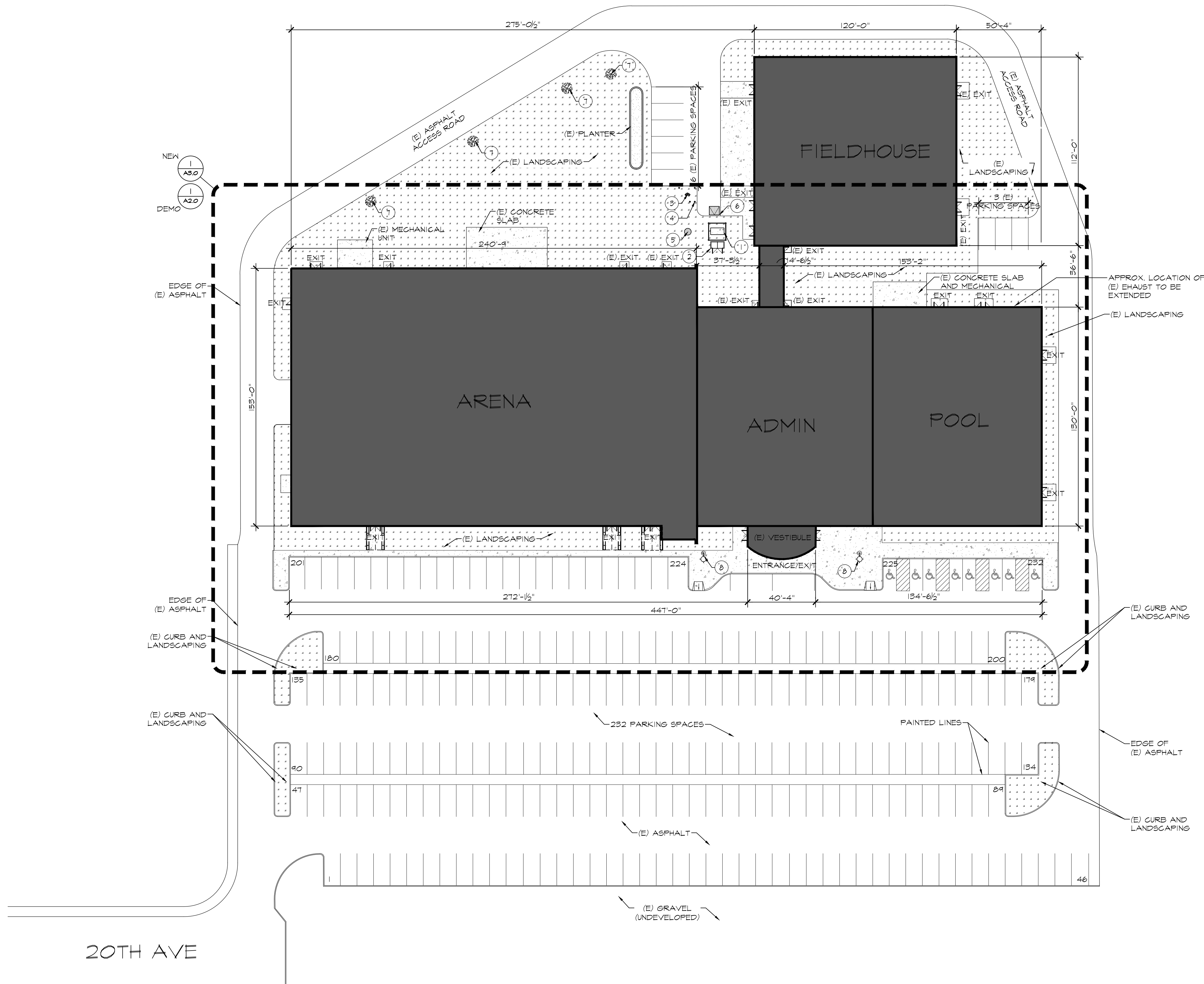
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- GENERAL NOTES:**
1. SITE PLAN IS SHOWN AS PART OF OVERALL SITE PLAN AS IS.
 2. DIMENSIONS SHOWN ARE NOT EXACT BUT REPRESENTATIVE.
 3. PARKING LOT SHOWN AS IS.
- SYMBOLS LEGEND:**
- (E) GRASS
- CODED NOTES**
- ① (E) TRANSFORMER
 - ② (E) ACCESSORY BLDG
 - ③ (E) FIRE HYDRANT
 - ④ (E) BOLLARDS
 - ⑤ (E) MANHOLE COVER
 - ⑥ (E) DUMPSTER
 - ⑦ (E) TREES, SITE VERIFY LOCATION
 - ⑧ (E) SITE LIGHTING

1 OVERALL SITE PLAN EXISTING
Scale: 1/32"=1'-0"

Revisions

No.	Description	Date

**FOX CREEK MULTIPLEX
CANOPY RENOVATION**
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

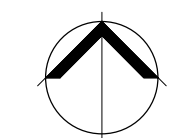
PROJECT:

ADDRESS:



VOSHELL
ARCHITECTURE
AND DESIGN, INC.
10308-100ave
Fort Saskatchewan, Alberta
T8L 1E7
780.589.4747
todd.voshell@vossharch.ca

Date: 2021-08-05
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A1.0

DEMO LEGEND:

INDICATES EXTENT OF EXISTING ASPHALT OR LANDSCAPING TO BE REMOVED.

DEMO CODED NOTES:

1. REMOVE AT CONTRACTOR'S DISCRETION EXISTING CONCRETE SIDEWALK & CURB AS REQUIRED. PREPARE SUB-GRADE TO ACCEPT NEW SURFACES.
2. REMOVE EXISTING LANDSCAPING.
3. REMOVE PORTION OF EXISTING ASPHALT. PREPARE SUB-GRADE TO ACCEPT NEW SURFACES.
4. REMOVE EXISTING HSS FRAMED WOODEN BOXES.
5. REMOVE EXISTING CANOPY FRAMING, PILES AND ROOF ASSEMBLIES.
6. SAW CUT EXISTING MECHANICAL SLAB AS REQUIRED. SUIT NEW INSTALLATION OF CANOPY PILES. SEE STRUCTURAL.
7. NOT USED
8. REMOVE (E) PEDESTAL LIGHTING AND RE-ROUTE TO N LOCATION, SEE CODED NOTE 8/A3.0.

GENERAL NOTES:

1. COORDINATE AND REVIEW BOTH ARCHITECTURAL AND STRUCTURAL PRIOR TO ANY DEMOLITION TO ENSURE A SAFE AND WARRANTED REMOVAL.
2. CONTRACTOR TO REVIEW ALL MATERIALS SHOWN OR CALLED OUT TO BE REMOVED. THIS INCLUDES CONCRETE, ASPHALT, SOIL, STRUCTURAL STEEL AND ROOF ASSEMBLY MATERIALS. THAT IS NOT TO BE REUSED. CONTRACTOR TO VERIFY WITH OWNER FOR SALVAGE OPTIONS PRIOR TO DISPOSAL. CONTRACTOR TO DISPOSE OF ALL UNWANTED MATERIALS ON A SAFE AND LEGAL MANNER.
3. CONTRACTOR TO REVIEW DEMO DRAWINGS AND NEW CONSTRUCTION PRIOR TO ANY REMOVAL TO UNDERSTAND FULL EXTENT OF WORK TO BE DONE.
4. ITEMS SHOWN TO BE REMOVED, AND NOT REINSTALLED, REMOVAL INCLUDES ALL CONNECTION ACCESSORIES, AND FASTENERS ASSOCIATED WITH THAT ITEM. FILL ANY HOLES LEFT BEHIND AND PREP GROUND FOR NEW STRUCTURE AND SURFACES.
5. ITEMS TO BE REMOVED SHOWN DASHED.
6. PATCH AND REPAIR ANY EXISTING CONCRETE, ASPHALT, OR LANDSCAPING BEING MODIFIED TO SUITE THE NEW CANOPIES STRUCTURE.
7. (E) GUTTER AND DOWNSPOUT SYSTEM TO REMAIN.

Revisions

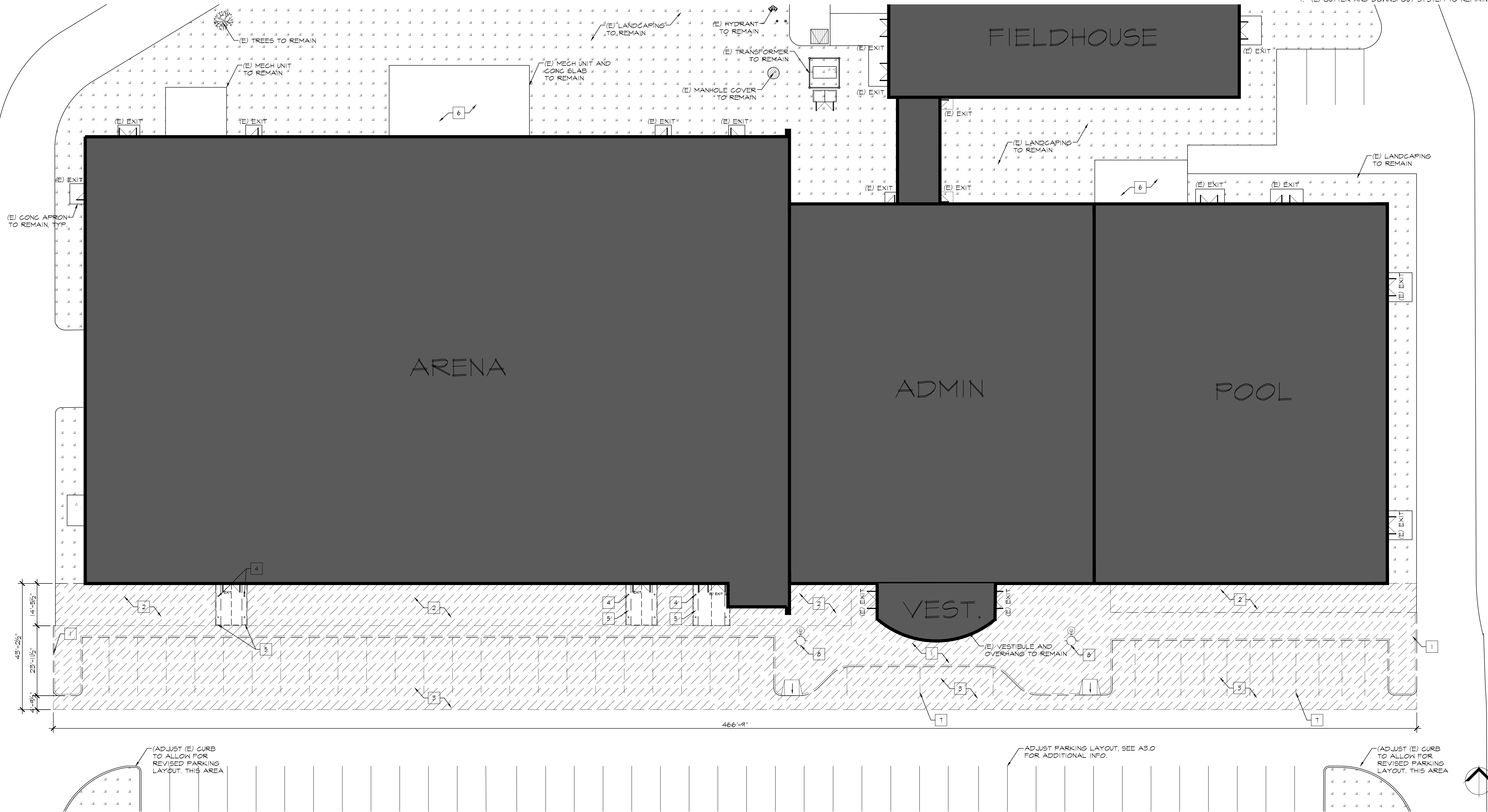
FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

PROJECT:
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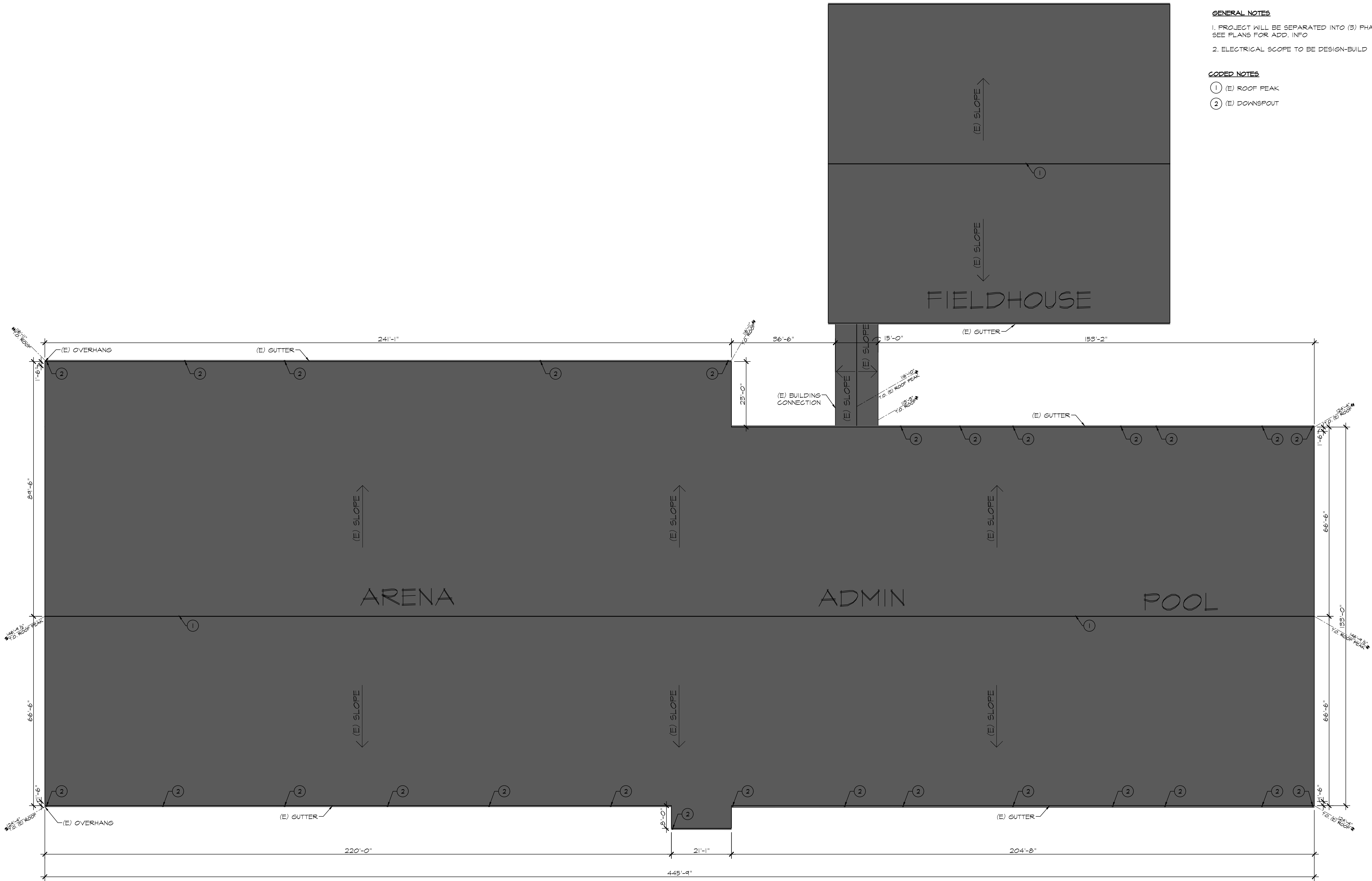
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A2.0



1 DEMOLITION SITE PLAN
Scale: 1/16"=1'-0"

FOR TENDER



GENERAL NOTES

1. PROJECT WILL BE SEPARATED INTO (3) PHASES. SEE PLANS FOR ADD. INFO
2. ELECTRICAL SCOPE TO BE DESIGN-BUILD

CODED NOTES

- ① (E) ROOF PEAK
- ② (E) DOWNSPOUT

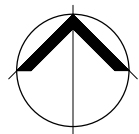
Revisions

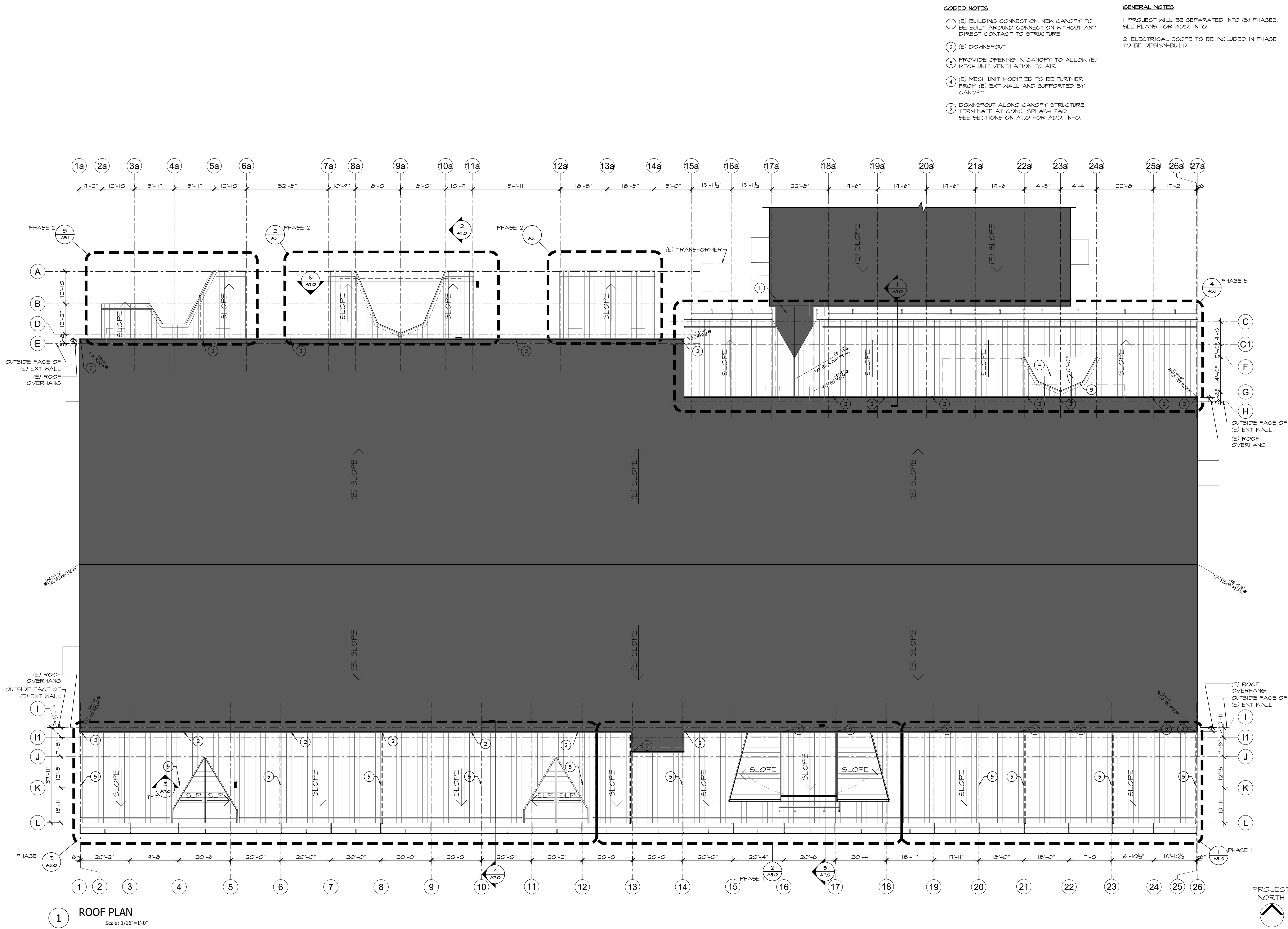
FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

PROJECT:
ADDRESS:



Date: 2021-08-05
Drawn by: CK/ME
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No.	Date

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FOX CREEK REC CENTER CANOPIES
103 2A AVENUE, FOX CREEK, AB, T0H 1P0

Date: July 15, 2021
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Scale: 1/16" = 1'-0"
Project Number: 20-023
Sheet Name: ROOF PLAN

Sheet No: _____

A4.1

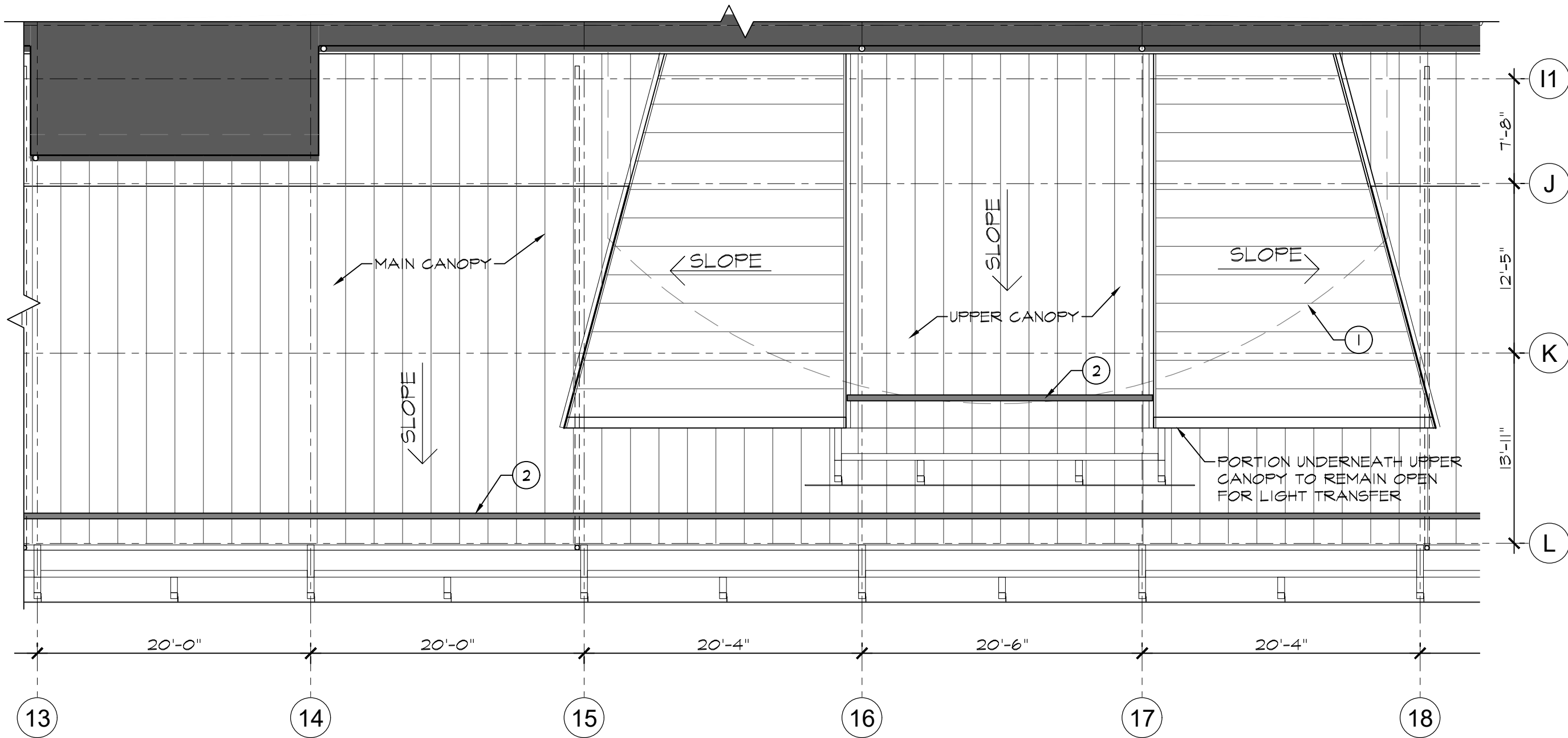
GENERAL NOTES

1. CANOPY SHOWN WILL FORM PHASE I OF CONSTRUCTION
2. ELECTRICAL SCOPE TO BE INCLUDED IN PHASE I TO BE DESIGN-BUILD

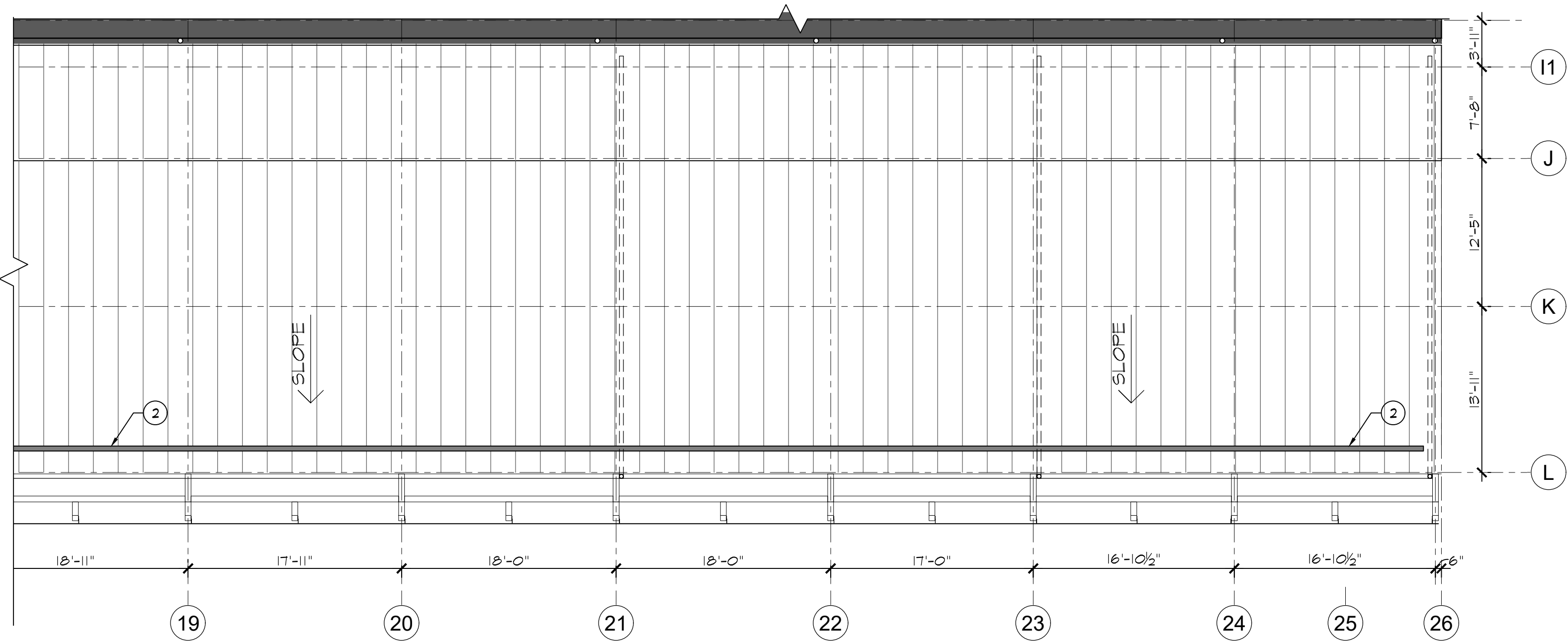
CODED NOTES

- ① (E) VESTIBULE BELOW
② BAR-STYLE SNOWGUARD
③ CANOPY PEAK

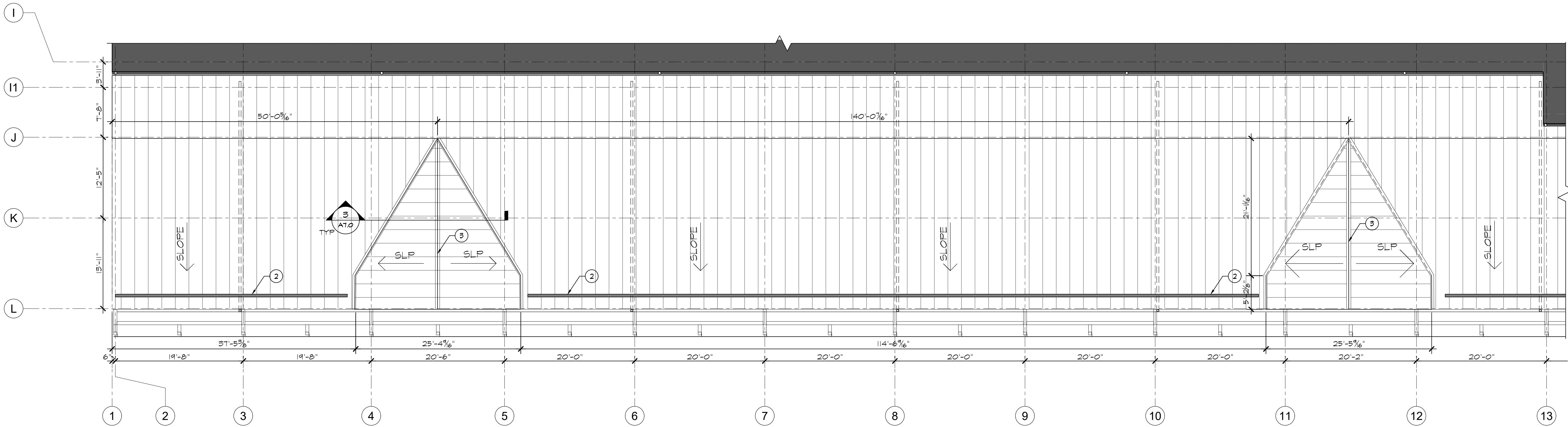
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2 ENLARGED FRONT CANOPY
Scale: 1/8"=1'-0"



1 ENLARGED FRONT CANOPY
Scale: 1/8"=1'-0"



3 ENLARGED FRONT CANOPY
Scale: 1/8"=1'-0"

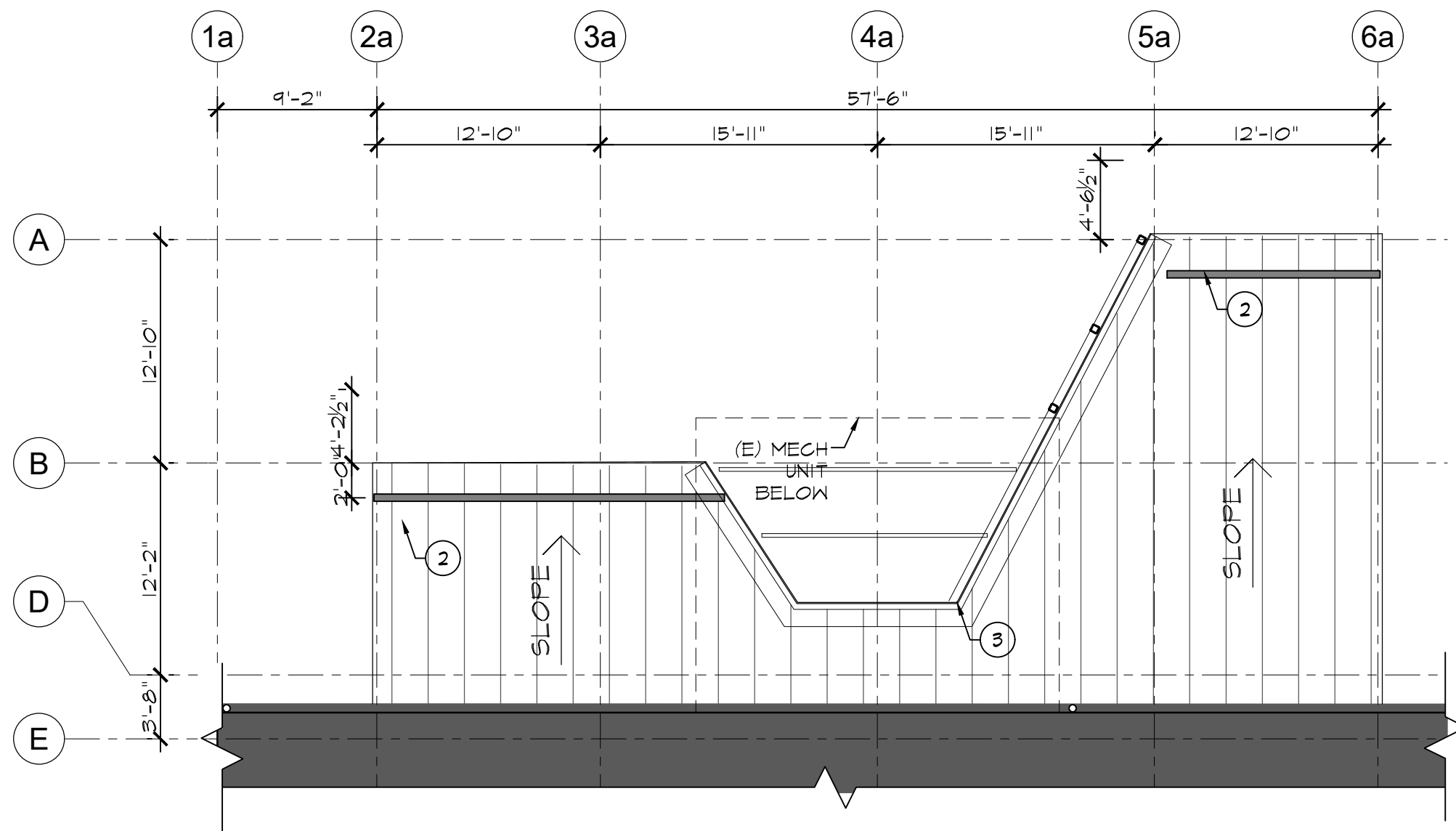
FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

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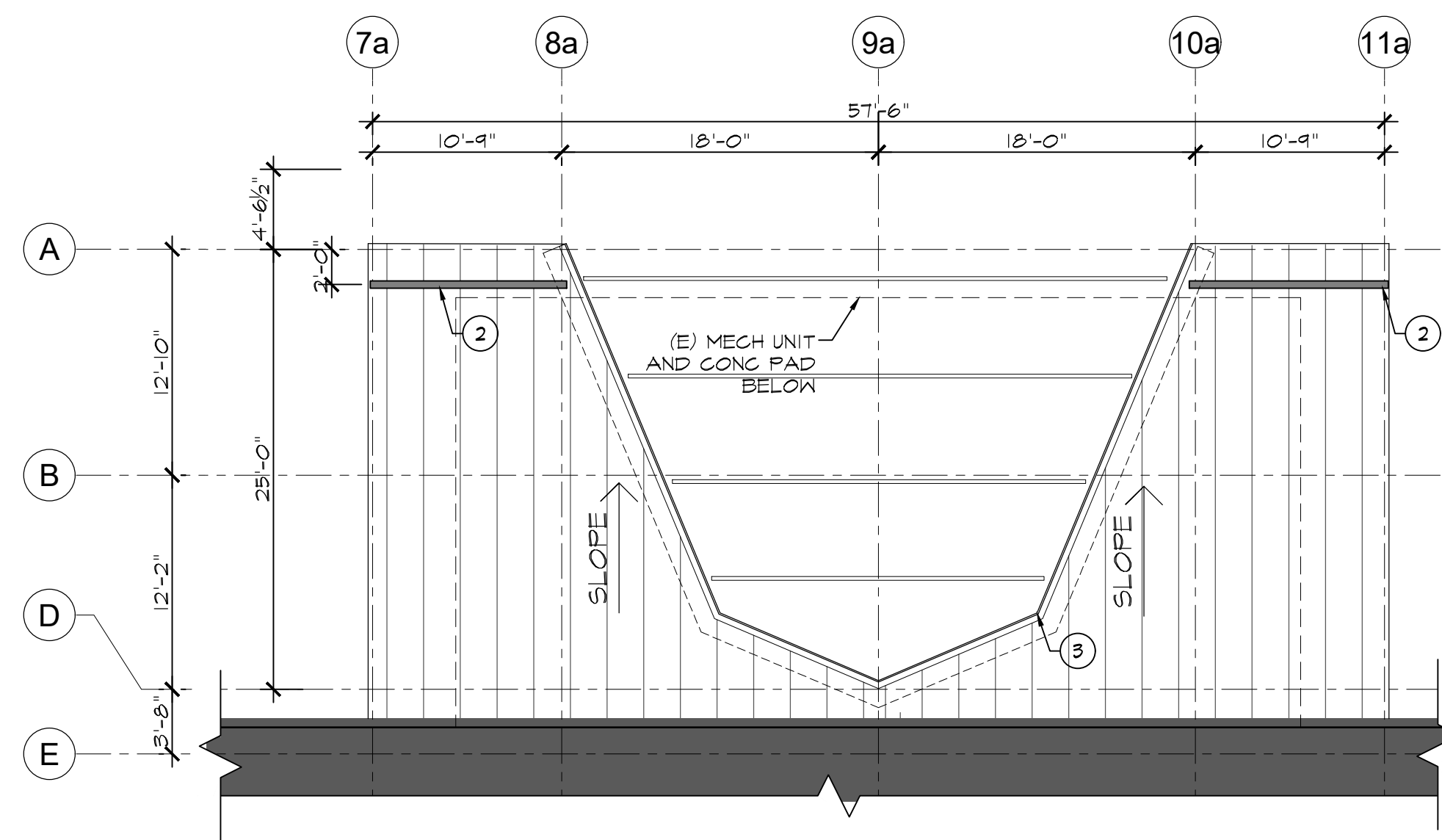


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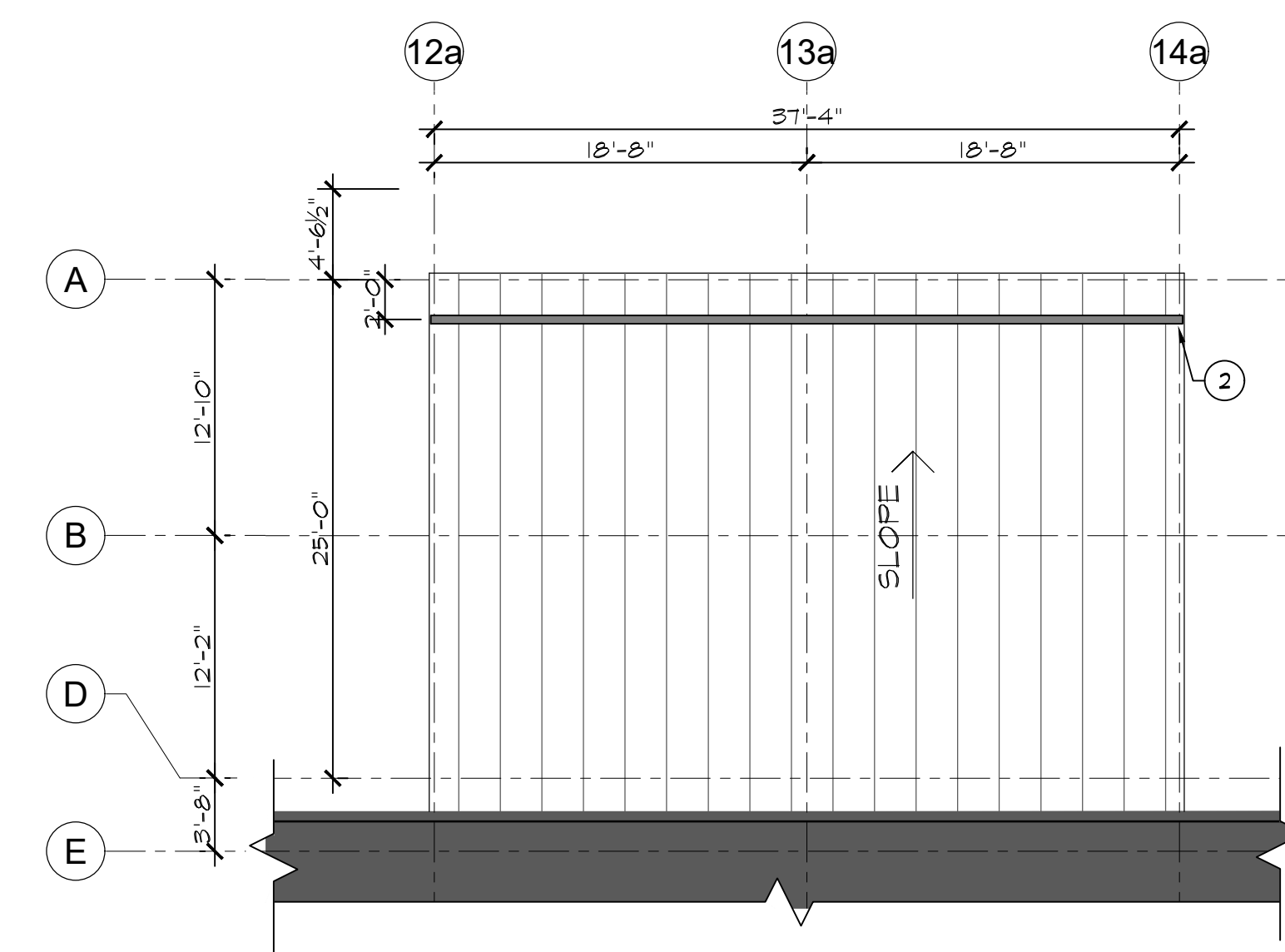
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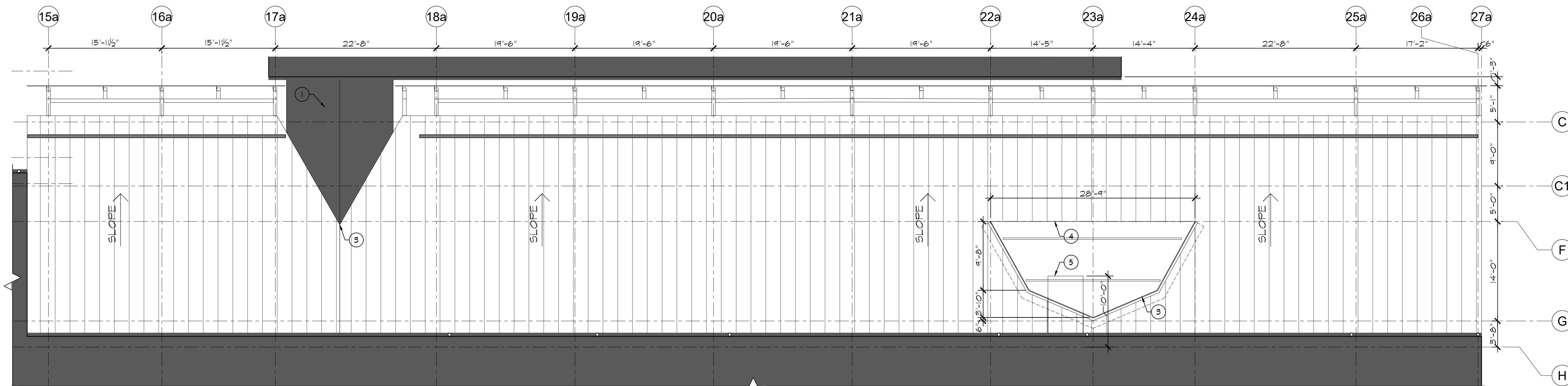
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2 ELANRGD CANOPY 2 - PHASE 2
Scale: 1/8"=1'-0"



1 ELANRGD CANOPY 1 - PHASE 2
Scale: 1/8"=1'-0"



4 ENLARGED CANOPY PHASE 3
Scale: 1/8"=1'-0"

CODED NOTES

- ① (E) BUILDING CONNECTION, NEW CANOPY TO BE BUILT AROUND CONNECTION WITHOUT ANY DIRECT CONTACT TO STRUCTURE
- ② BAR-STYLE SNOWGUARD
- ③ CANOPY W/KNIFE-PLATE SNOW DEFLECTION
- ④ PROVIDE OPENING IN CANOPY TO ALLOW (E) MECH UNIT VENTILATION TO AIR
- ⑤ (E) MECH UNIT MODIFIED TO BE FURTHER FROM (E) EXT WALL AND SUPPORTED BY CANOPY

GENERAL NOTES

1. CANOPIES SHOWN WILL FORM PHASES 2 & 3 OF CONSTRUCTION
2. ELECTRICAL SCOPE NOT INCLUDED IN PHASE 2 & 3

Revisions

**FOX CREEK MULTIPLEX
CANOPY RENOVATION**
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

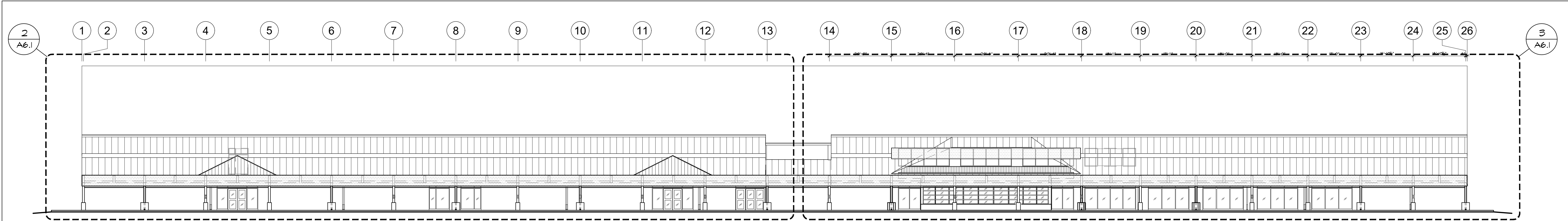
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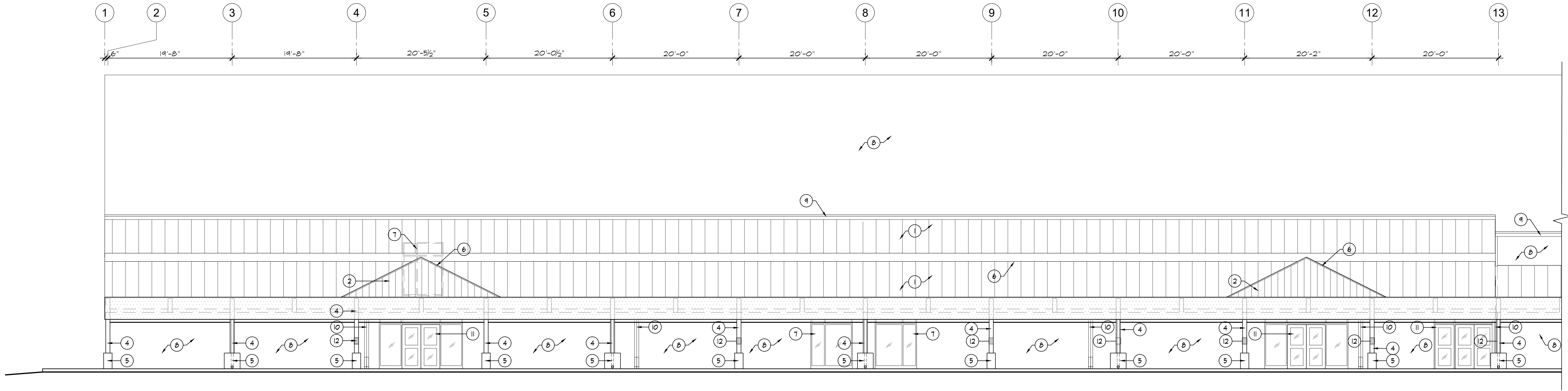
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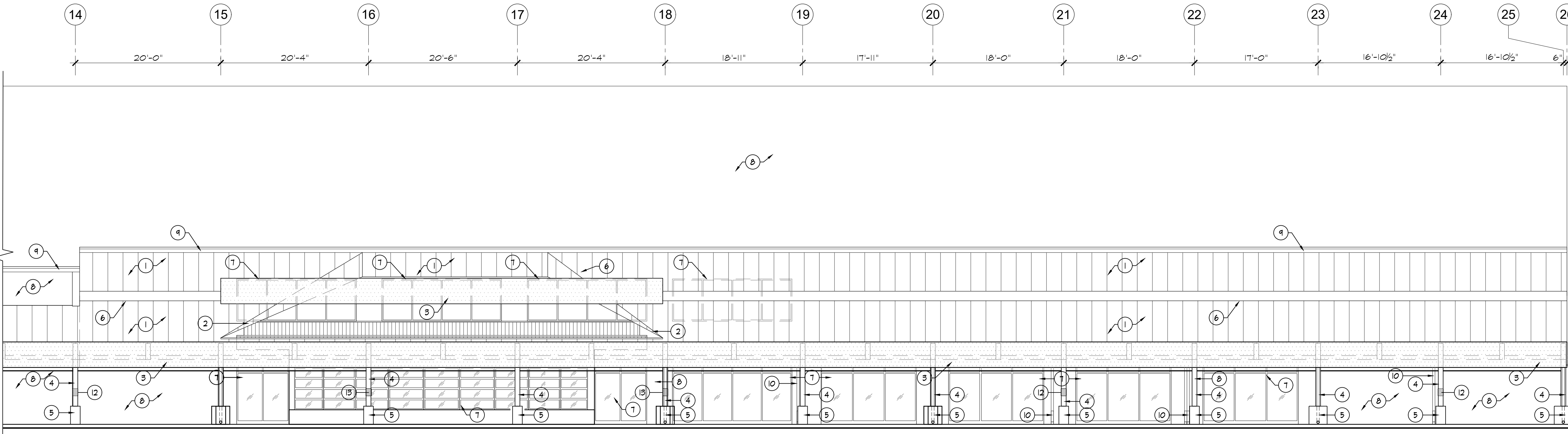
A5.1



1 SOUTH ELEVATION
Scale: 1/16"=1'-0"



2 SOUTH ELEVATION
Scale: 1/8"=1'-0"



3 SOUTH ELEVATION
Scale: 1/8"=1'-0"

EXTERIOR FINISH NOTES:

1. CONTRACTOR TO REQUEST COLOUR RENDERING FROM CONSULTANT TO CLARIFY COLOUR SELECTIONS

EXTERIOR FINISHES NOTES

- 1 PREFINISHED METAL ROOF CLADDING.
- 2 PREFINISHED METAL VERTICAL CLADDING.
- 3 PREFINISHED PERFORATED METAL PANEL. IMAGING ON PANEL TO BE REVIEWED/APPROVED BY OWNER.
- 4 STEEL CANOPY HSS, PAINTED.
- 5 CONCRETE PEDESTAL W/ SACK RUB FINISH.
- 6 PREFINISHED METAL FLASHING.
- 7 EXISTING WINDOW.
- 8 EXISTING CANVAS BUILDING COVER.
- 9 EXISTING PREFINISHED METAL GUTTER.
- 10 EXISTING PREFINISHED METAL RAIL.
- 11 EXISTING DOOR.
- 12 "NO PARKING" METAL SIGNAGE
- 13 LINK UP/DOOR OFF METAL SIGNAGE

Revisions

FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
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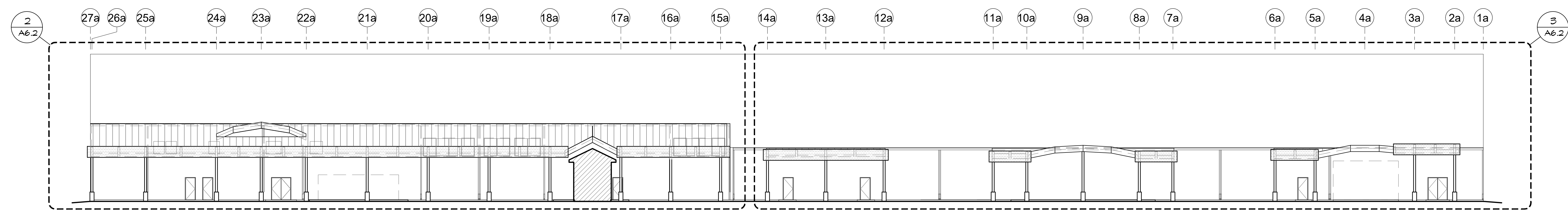
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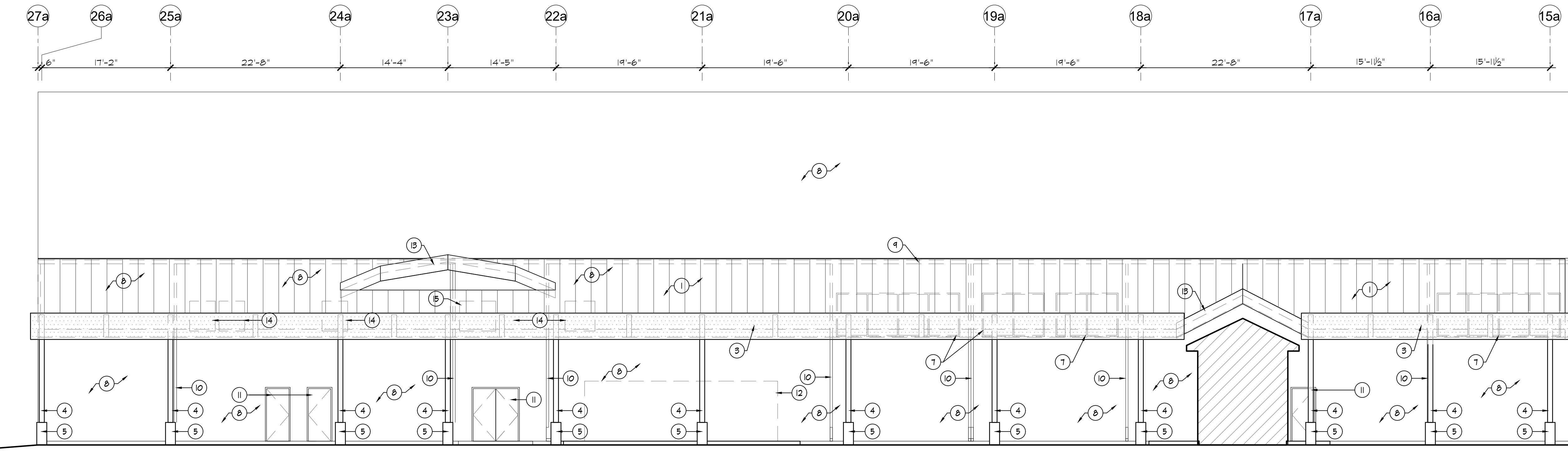
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FOR TENDER

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1 NORTH ELEVATION
Scale: 1/16"=1'-0"

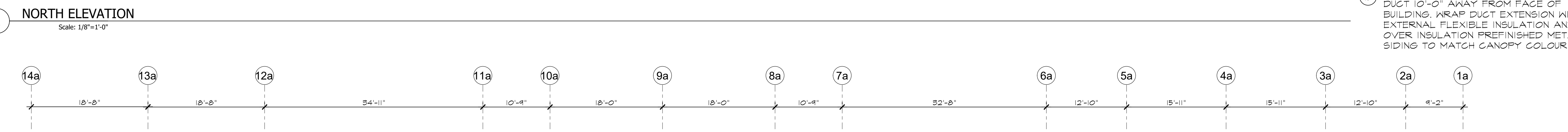


EXTERIOR FINISH NOTES:

1. CONTRACTOR TO REQUEST COLOUR RENDERING FROM CONSULTANT TO CLARIFY COLOUR SELECTIONS

EXTERIOR FINISHES NOTES

- 1 PREFINISHED METAL ROOF CLADDING.
- 2 PREFINISHED METAL VERTICAL CLADDING.
- 3 PREFINISHED PERFORATED METAL PANEL. IMAGING ON PANEL TO BE REVIEWED/APPROVED BY OWNER.
- 4 STEEL CANOPY HSS. PAINTED.
- 5 CONCRETE PEDESTAL W/ SACK RUB FINISH.
- 6 PREFINISHED METAL FLASHING.
- 7 EXISTING WINDOW.
- 8 EXISTING CANVAS BUILDING COVER.
- 9 EXISTING PREFINISHED METAL GUTTER.
- 10 EXISTING PREFINISHED METAL RAIL.
- 11 EXISTING DOOR.
- 12 EXISTING MECHANICAL UNIT.
- 13 STRUCTURAL STEEL KNIFEPLATE. PAINTED.
- 14 EXISTING MECHANICAL LOUVRE.
- 15 EXTEND EXISTING MECHANICAL EXHAUST DUCT 10'-0" AWAY FROM FACE OF BUILDING. WRAP DUCT EXTENSION WITH 4" EXTERNAL FLEXIBLE INSULATION AND CLAD OVER INSULATION PREFINISHED METAL SIDING TO MATCH CANOPY COLOUR.



3 NORTH ELEVATION
Scale: 1/8"=1'-0"

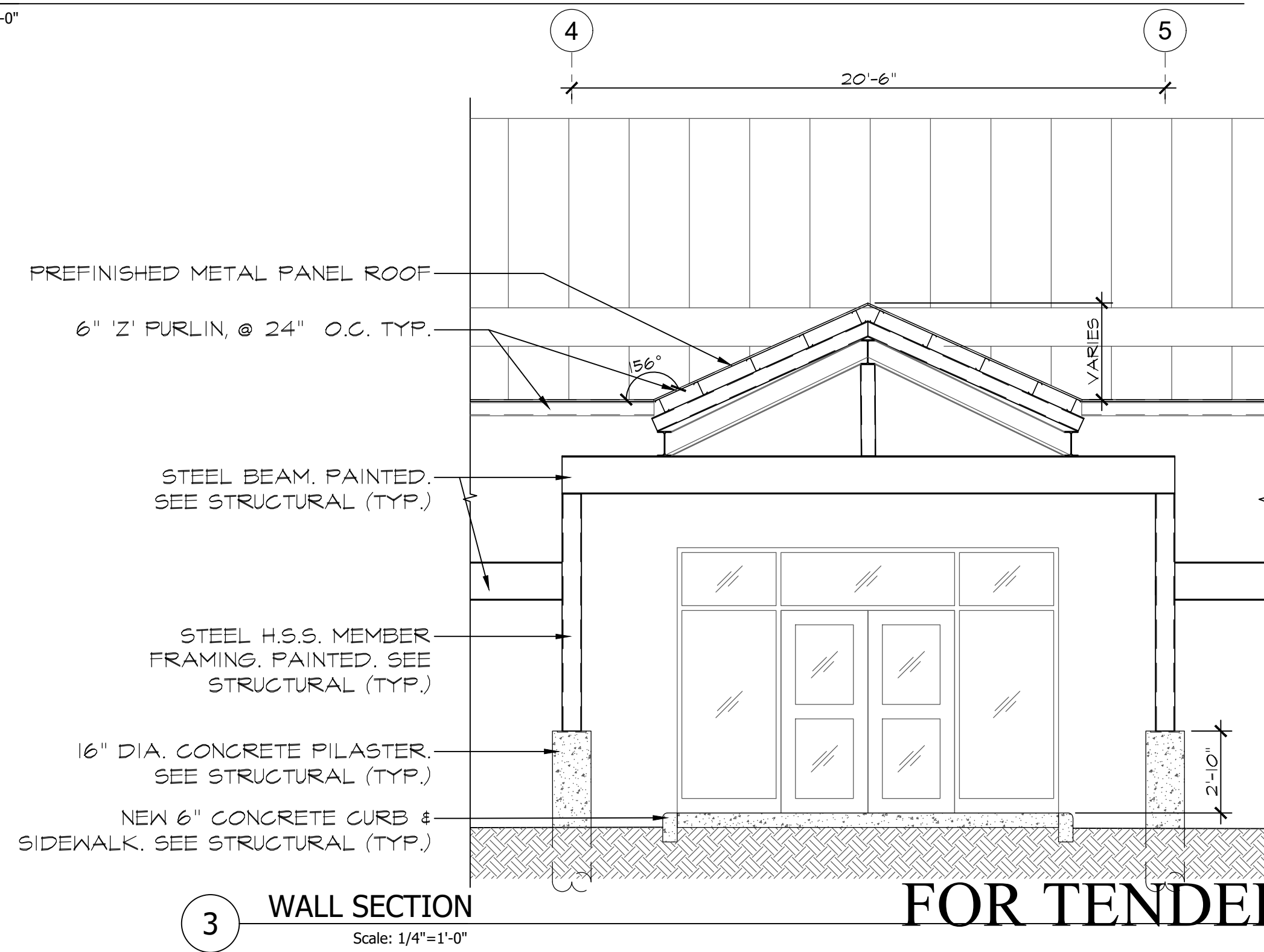
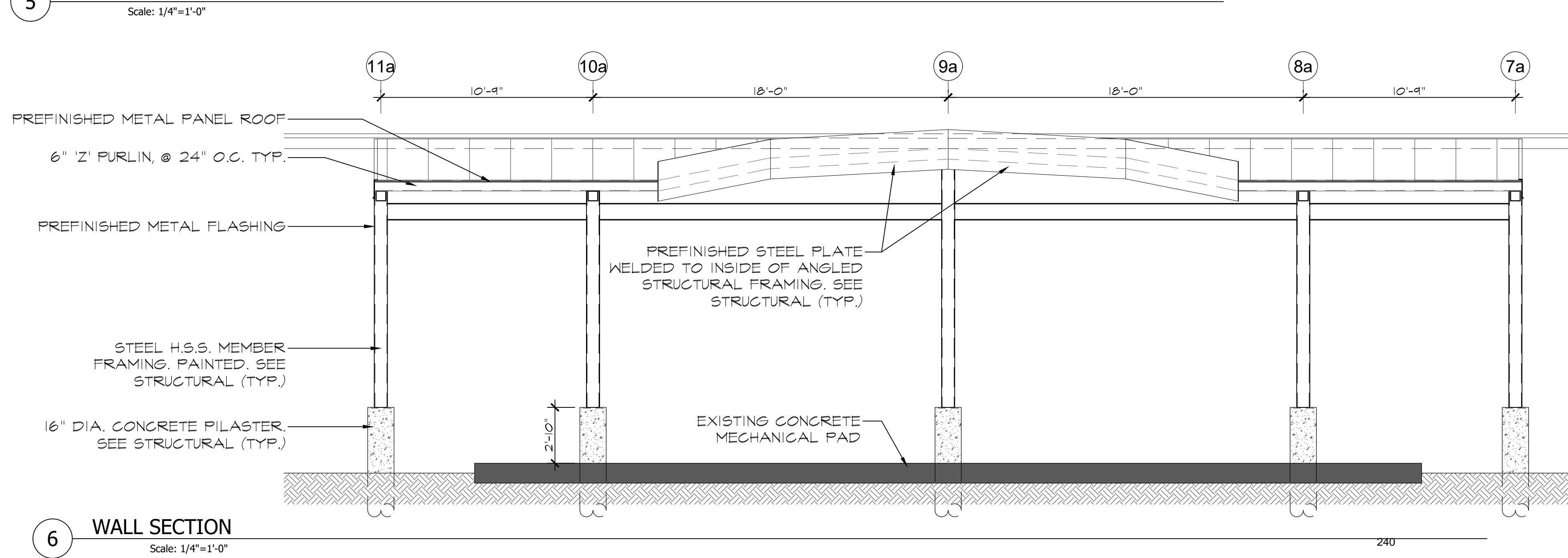
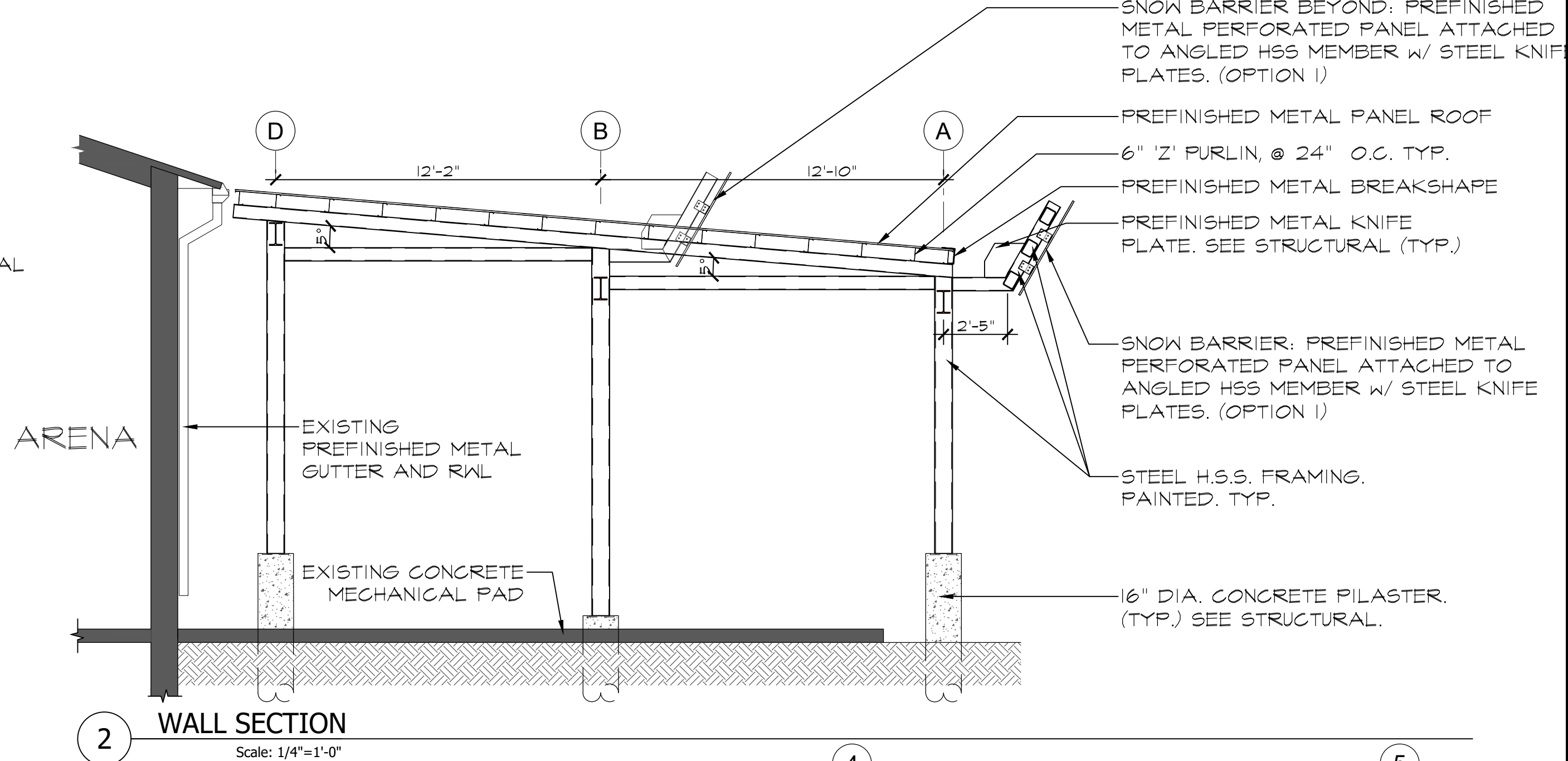
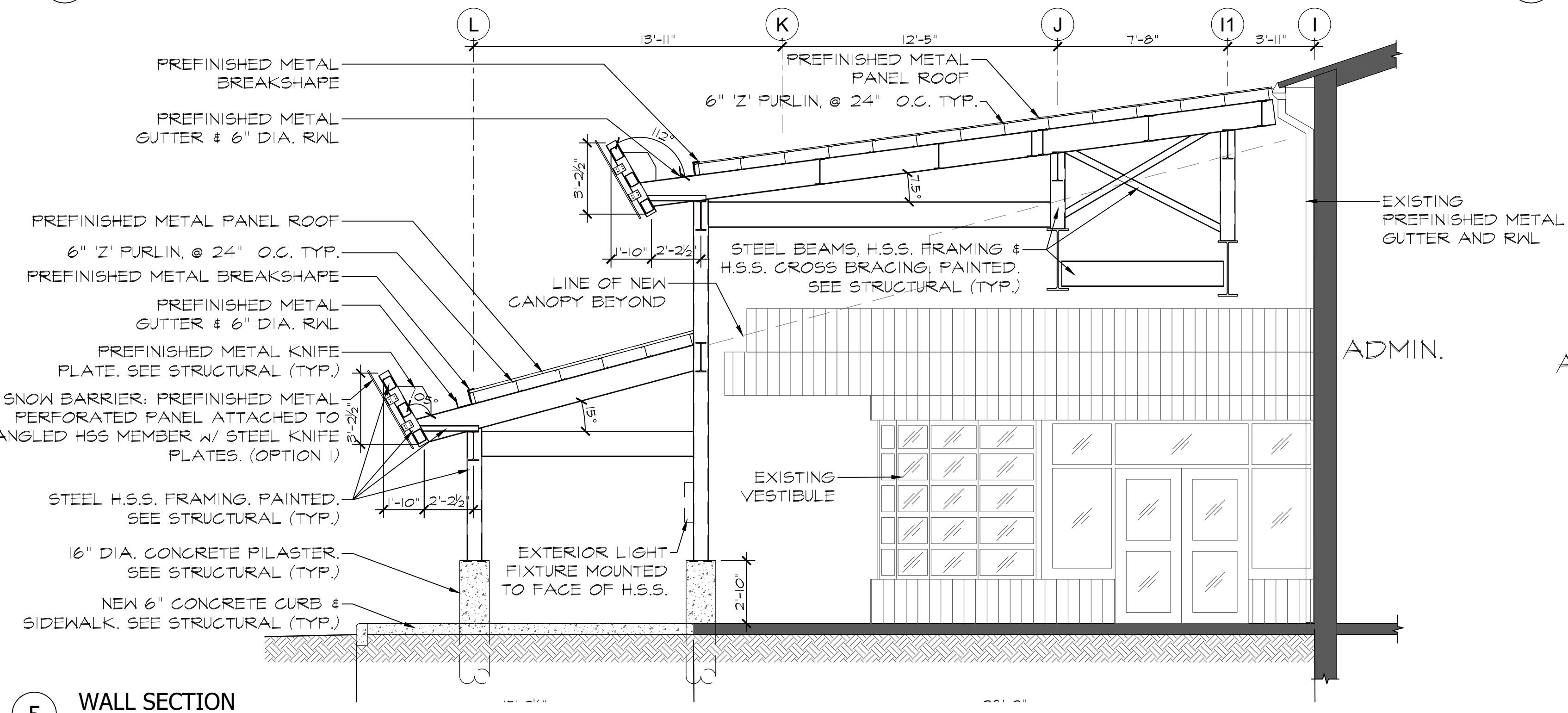
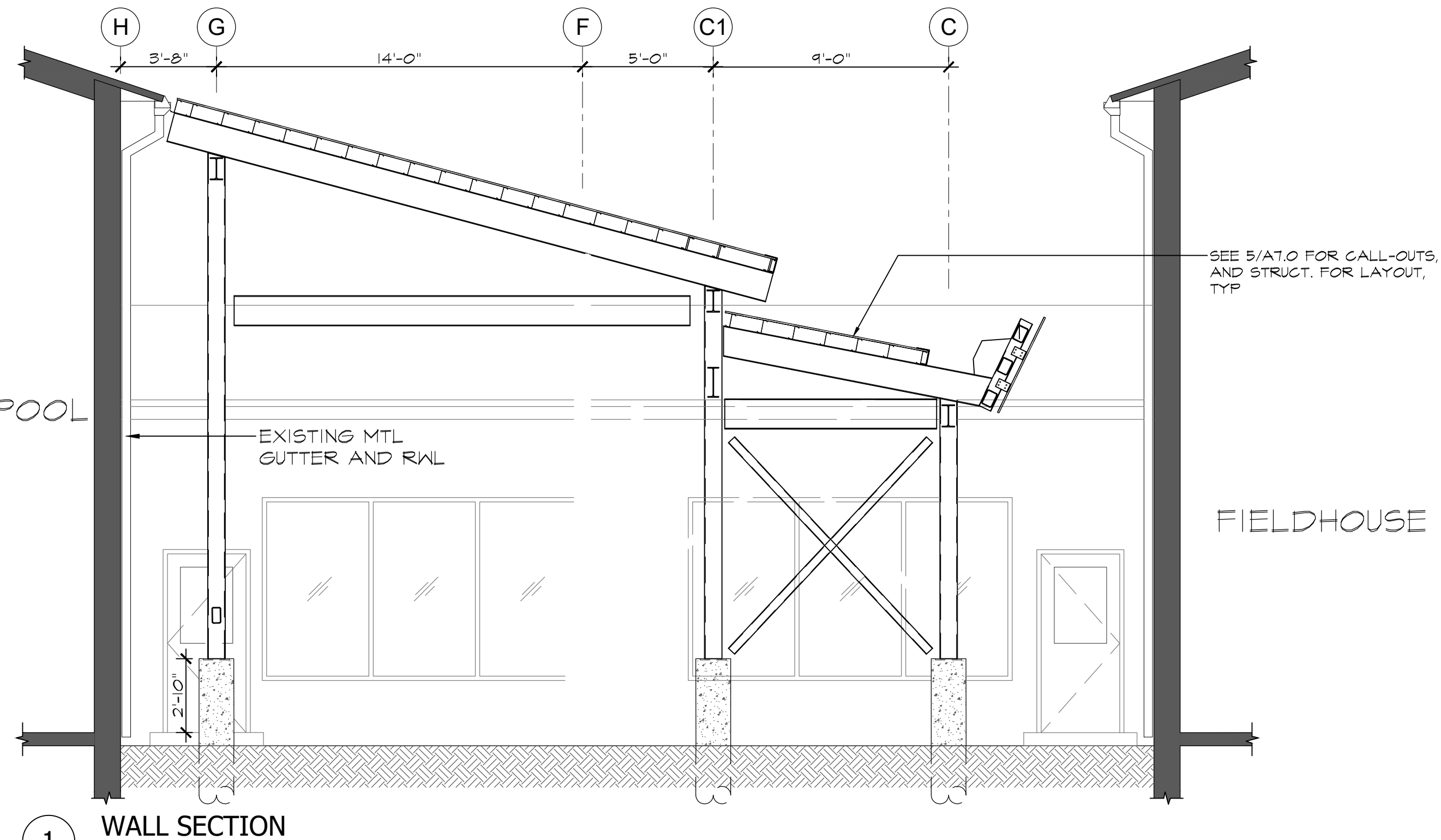
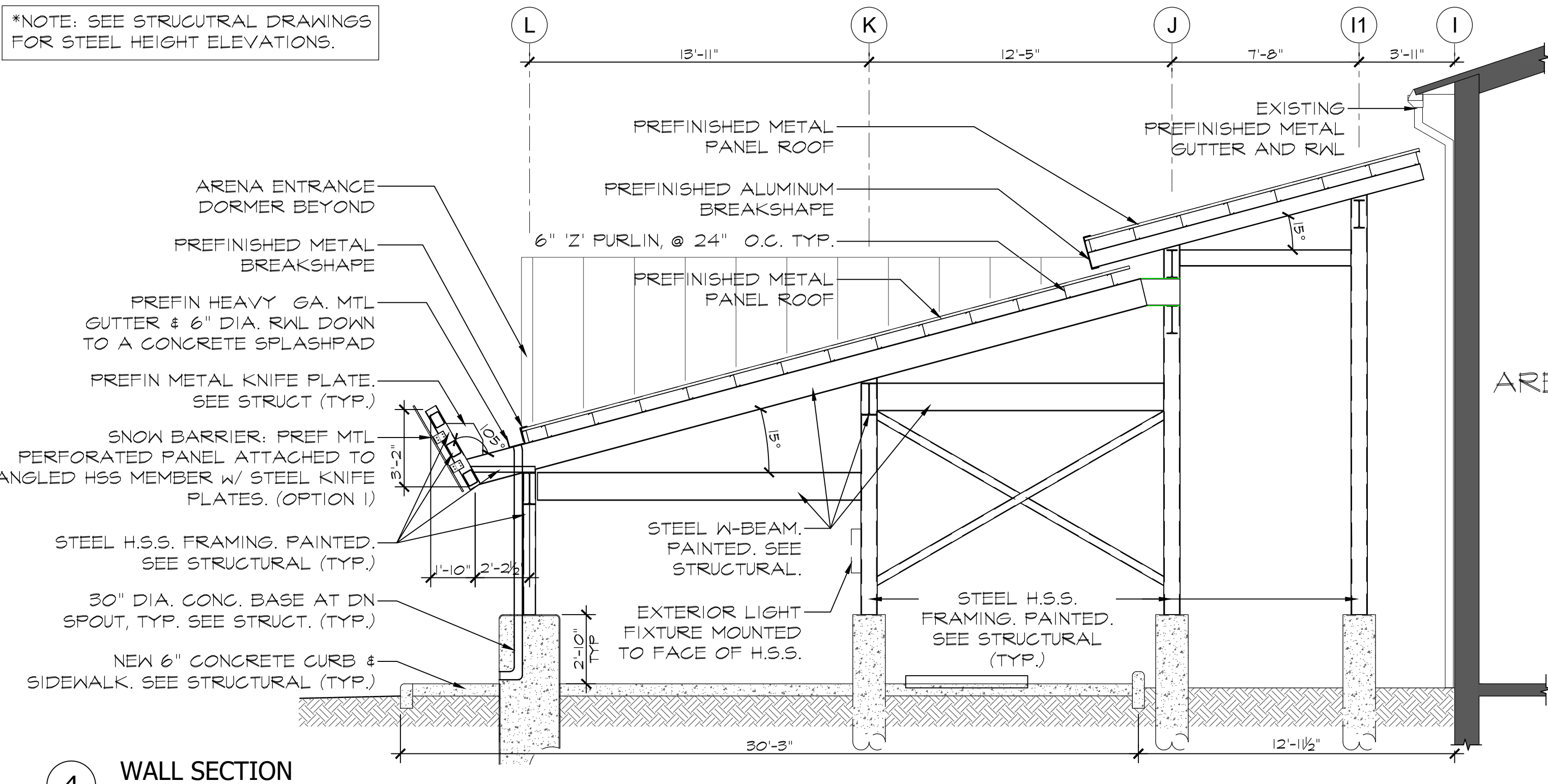
FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

PROJECT:
ADDRESS:



Date: 2021-08-23
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*NOTE: SEE STRUCUTRAL DRAWINGS FOR STEEL HEIGHT ELEVATIONS.



Revisions

FOX CREEK MULTIPLEX
CANOPY RENOVATION
103 2A AVENUE, FOX CREEK, AB
T0H 1P0

PROJECT:
ADDRESS:



Date: 2021-08-05
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FOR TENDER

**FOX CREEK RECREATION CENTER
CANOPIES
FOX CREEK, ALBERTA**

PROJECT MANUAL

August 2, 2021

Project No. 20-023

Bidding inquiries c/oThe following:

Todd.Voshell@vossharch.ca

Mike.Belitsky@vossharch.ca



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Section 31 05 16 -AggregateMaterials	4
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Part 1 General

1.1 PROJECT INFORMATION

- .1 The intent of the project located at Lot 14, Block 44, Plan 1323938, Fox Creek, Alberta is for the construction of a series of canopies to protect the public, and surrounding equipment from snow falling off the existing building. In the past and as shown in the existing pictures the client has had to erect and maintain scaffolding to protect the public as well as equipment.

The project is to be completed in 3 phases: Phase 1 = Front; Phase 2, canopies at south face. The 3rd phase encompasses an extension, support for, and insulation of a large exhaust duct. See 2.2 SCHEDULING.

- .2 The project is being constructed under a CCDC 2 - 2008 agreement.

- .3 The Owner, requests Bids for the Work as set out in Section 00 41 00.

1.2 OWNER

- .1 Where the word Owner is used, it will be synonymous with The Town of Fox Creek.

- .2 Direct inquiries by email during the bid period to Todd.Voshell@vossharch.ca and Mike.Belitsky@vossharch.ca

1.3 BID AND CONTRACT DOCUMENTS

- .1 The Contract Documents are identified as Fox Creek Recreation Center Canopies, as prepared by the Consultant, Voshell Architecture and Design Inc.
- .2 Drawings and specifications will be made available via e-mail to an invited list of bidders.
- .3 The Bid Documents are the documents issued or made available to Bidders by Voshell Architecture and design on behalf of The Town of Fox Creek.

The Bid documents consist of the following:
(3.8.17) Fox Creek Fieldhouse; (3.9.17) Fox Creek Hockey; 16-1023-053S-IFC – 2017-02-10 (REISSUED); 144-13-43. Geotech Invest. Shelby. 2014.03; 8277 – FCM – Civil Record Drawing; Fox Creek Rec Centre – Electrical Site Servicing; Architectural Drawings; Structural Drawings: as identified on Title Sheet and the Project Manual.

1.4 CONTRACT DOCUMENTS EXAMINATION

- .1 Immediately notify Todd.Voshell@vossharch.ca and Mike.Belitsky@vossharch.ca upon finding discrepancies or omissions in the bid Documents.
- .2 Any replies to inquiries or interpretations or modification of the Bid Documents made verbally, by e-mail or by any manner other than in the form of a written addendum, shall not be binding. All correspondence and communication will be through Todd.Voshell@vossharch.ca and Mike.Belitsky@vossharch.ca

1.5 PRIME CONSULTANT

- .1 **Architect: Voshell Architecture &Design Inc.**

1.6 INTERPRETATION AND MODIFICATION OF BID DOCUMENTS

- .1 Interpretation and Modification of Bid Documents will only be made by the Consultant.
Submit questions and comments regarding the Bid Documents to Todd.Voshell@vossharch.ca and Mike.Belitsky@vossharch.ca
- .2 Interpretations and modifications considered necessary by the Owner will be issued in the form of an Addendum.

1.7 ADDENDA

- .1 Include in the Bid, provisions of all Addenda issued during the Bid period and ascertain before Bid submission that all Addenda issued have been received.
- .2 Before the date Bids are received, any and all interpretations of the Drawings and Specifications will be in the form of written Addenda.
- .3 Submit inquiries as early as possible in the bid period. If an inquiry requires an interpretation or modification of the Bid Documents, but is received too close to the bid closing time to permit issuance of an addendum, Fox Creek Recreation Center Canopies may be unable to respond to that inquiry. Submit inquiries no later than three (3) business days before Bid Closing.
- .4 Confirm receipt of all Addenda on the Bid Form. Failure to acknowledge receipt of Addenda may cause rejection of the Bid.

1.8 CONSENT OF SURETY

- .1 Submit with the Bid Form and Bid Bond, a Consent of Surety, stating that the surety providing the Bid Bond is willing to supply the Performance and Labour and Materials Payment Bond required.
- .2 Include the cost of bonds in the Bid Price.

1.9 INSURANCE

- .1 The Prime Contractor is required to provide insurance coverage as outlined in Section 00 52 13 Owner - Contractor Agreement.
- .2 Provide a signed "Undertaking of Insurance" on a standard form provided by the insurance company stating the bidder's intention to provide insurance to the Owner in accordance with the insurance requirements of the Contract Documents.

Part 2 2.1

Bid Form

BID SECURITY

- .1 Provide bid security in the form of a bid bond, in an amount not less than 10% of the bid price.
- .2 Bid bond shall be based on the Canadian Construction Documents Committee (CCDC) standard form of bid bond, CCDC 220, 2002 edition.
- .3 Consign bid bond to the Owner. Ensure that the bid bond is **executed, sealed, and dated** by both Bidder and surety.
- .4 The bond shall be enforceable for the earlier of the bid acceptance period as specified, or until the bond's principal enters into the formal contract and gives the specified Performance Security and Security for Payment of Claims.
- .5 A bid bond that is improperly completed or executed may cause the bid to be

-
- .6 rejected as non-compliant if, in the Owners judgment, such improper completion or execution of the bid bond potentially renders the bid bond unenforceable. If a Bidder whose bid is accepted by the Owner in writing, without conditions, and within the acceptance period specified in the Bid Documents, refuses or fails within 15 days after the date of issuance of the written acceptance of the bid:

- .1 to sign a formal Agreement with the Owner for the performance of the Work, and
- .2 to provide surety bonds as specified in Section 00 7303
- .7 the Bidder shall be liable to the Owner for the difference in money between the amount of its bid and the greater amount for which a contract for the Work is entered into with some other Bidder, up to the maximum amount of the bid security provided.

2.2 SCHEDULING

- .1 Phase 1 of the project (Priority):
- Pricing 1: Contractor to provide pricing on completion during regular business hours and supply of materials.
 - Pricing 2: Contractor to provide pricing to meet a completion date prior to the first snow fall of 2021 – Assume October 31, 2021.
- .2 Phase 2 of the project:
- At Contractor's discretion, but understanding Phase 1, contractor to complete duration of front canopy.

At Contractor's discretion regarding project scheduling and completion:

- .3 Phase 3 of the project:
- Complete canopies associated with life safety and exiting (emergency or other) at back of building.
- .4 Phase 4 of the project:
- Duration of canopies.
- .5 Perform the Work expeditiously and with adequate forces to achieve total completion of Work prior to date established by the Owner.
- .6 To meet the required schedule Contractors must work normal and off-hours as required.
- .7 Commence proprietary Work immediately upon Contract award and be available for Project Progress meetings as required.

2.3 APPLICABLE LIEN LEGISLATION

- .1 The Builders' Lien Legislation applicable to the jurisdiction in which the project is located applies.
- .2 Where applicable, subcontractor holdbacks may be progressively released on this project, and will be reviewed for each subcontract as necessary.

2.4 VALUE ADDED TAX

- .1 Goods and Services Tax (GST) applies to Work of this Project. Do not include any amount in the Bid Form for the GST. GST will be accounted for and administered in Progress Draws.
- .2 Where applicable, Bidders must include PST and HST (if applicable) in the Bid Price.

2.5 BIDS SUBMISSION

- .1 Submit Bid on form(s) provided. Refer to Section 00 41 00 – Bid Form and

Appendices for Bid form used for this Bid package. Emailed bid submissions only. Email to: Todd.Voshell@vossharch.ca by Tuesday, August 24th; 4:00 pm PST

- .2 Oral, telephoned or telegram Bids will not be accepted.
- .3 Time for receiving Bids may only be extended by addendum. Bids will be opened in private by the Owner and Consultants.

2.6

BID PRICE

- .1 Contractors must include as the basis for their Bid Price only those products, materials, construction methods as specifically, called for, or implied in the Drawings and Specifications.
- .2 The Bid Price shall be in Canadian funds, inclusive of PST or HST (if applicable) but exclusive of GST.

2.7

SUFFICIENCY OF BID

- .1 The submission of a Bid constitutes an incontrovertible representation by the Bidder that:

- .1 The Bidder has complied with all Bidding requirements,
- .2 The Bid is based upon performing the Work in accordance with the Bid Document, without exception, and
- .3 The price or prices stated in the Bid Form cover all the Bidder's obligations under the Contract and all matters and things necessary for the performance of the Work in accordance with the Bid Documents.

2.8 COMPLETION OF BID INFORMATION

- .1 Basis of Bid: Base Bids on a Stipulated Price Bid.
 - .1 Ensure Bids comply with Drawings and Specifications and include all costs for performance of the Work.
 - .2 Complete blank portions of the Bid Form and Appendices by neatly and clearly filling in the applicable information. Any alterations or qualifications to Bid Form may cause the Bid to be rejected.
 - .3 Sign the Bid Form in accordance with the following requirements:
 - .1 Limited Company: Print or type full name of company and name(s) and status of authorized signing officer(s) in space provided. Ensure authorized signing officer(s) sign. Sign in the presence of a witness who must also sign, or in the absence of a witness, affix the corporate seal.
 - .2 Partnership: Print or type the firm name and name(s) of the person(s) signing in space provided. Ensure that one or more of the partners sign in the presence of a witness who must also sign.
 - .3 Sole Proprietorship: print or type business name and name of sole proprietor in space provided. Ensure that the sole proprietor signs in the presence of a witness who must also sign.
 - .4 Ensure that signatories have authority and capacity to enter into Contract on behalf of the Bidder.

2.9 BID WITHDRAWAL AND MODIFICATIONS

- .1 Bid Withdrawal:
 - .1 Bidders may withdraw their Bid at any time up to Bid Closing Time by written request, addressed to and received by the Owner at the place of Bid Closing before Bid Closing Time.
 - .2 Withdrawn Bids may be resubmitted in accordance with these Instructions to Bidders providing the resubmitted Bid is received at the location indicated, before Bid Closing time.
- .2 Bid Modifications:
 - .1 Modifications may be made to a Bid at any time prior to Bid Closing Time.
 - .2 Modifications may only be made in writing, addressed and sent to the Owner at the place of Bid closing and indicating the name of the Project, which must be received by the Owner prior to the Bid Closing Time.
 - .3 Ensure modifications directing a change in a Bid amount reveal neither the original amount nor the revised amount. State only the amount to be added to or deducted from the original Bid amount.

- .4 The Owner or Consultant cannot guarantee that electronic communications equipment will be available at Bid Closing Time and cannot verify the authenticity of the requested modification.
- .5 The Owner will not accept responsibility for the content of changes or modifications that are, for any reason, delayed, illegible or otherwise improperly received.
- .6 Late or improperly received Bid Modifications may cause rejection of the Bid, at the Owner's sole discretion.
- .7 Persons withdrawing Bids or making Bid Modifications in person, must show letter signed by original Bidder as proof of authorization to do so. Persons not showing proper authorization will not be allowed to modify or withdraw a Bid.

Part3 Appendices

3.1 APPENDIX A – SEPARATE AND ITEMIZED PRICES

- .1 Include Separate Price Form with the Bid Form submission.

3.2 APPENDIX B – LIST OF FORCE LABOUR AND EQUIPMENT RATES

- .1 Include a complete list of Force Labour and Equipment Rates with Bid Form submission.

Part4 Bid Acceptance Procedures

4.1 BID OPENING

- .1 Bids will be opened in private.

4.2 BID ACCEPTANCE PERIOD

- .1 A Bid may not be withdrawn after the Bid Closing Time and the Bid will be irrevocable and open for acceptance by the Owner until the earlier of:
 - .1 The Owner has entered into a Contract for performance of the Work with another party; or,
 - .2 60 days after the Bid Closing Time, or whichever occurs first.The 60 days period referred to above commences at 12:00 midnight of the day fixed for receiving Bids and terminates at 12:00 midnight of the 30 days thereafter. If the 30 days falls on Saturday or Sunday, or on a statutory holiday, omit such day or days from the computation.

4.3 BID EVALUATION AND AWARD OF CONTRACT

- .1 Fox Creek Recreation Center Canopies may after the bid closing time and before contract award, require the Bidder to submit, in a form prescribed by or acceptable to the Owner, a detailed cost breakdown of the Bid Price(s), or any other additional supplementary information about any aspect of the Bidder's bid which, in the Owner's opinion, is necessary for bid evaluation purposes.
- .2 The Owner reserves the right to accept, in its sole discretion, any Bids.

-
- .3 The Owner reserves the right, in its sole discretion, to not award to the lowest or to any Bidder.
 - .4 The Owner reserves the right, in its sole discretion, to reject any or all Bids for any reason.
 - .5 The Owner reserves the right to waive any irregularities, omissions or errors in any Bid.
 - .6 Additions or subtractions arising from Separate, Itemized, Unit and Alternative Prices Proposed Substitutions and Bids required by the Bid documents may be used to determine the lowest Bid:
 - .1 The Owner reserves the right to accept or reject any or none of the Separate, Itemized, Unit and Alternative Prices Proposed Substitutions and Combined Bids listed in the appendices.
 - .2 The Owner reserves the right to establish the Contract Price based on Separate, Itemized, Unit and Alternative Prices Proposed Substitutions and Combined Bids listed in the appendices prepared by the accepted Bidder.
 - .7 The Owner reserves the right to request information that they may reasonably require confirming Bidder's qualifications in respect of the Bid submission as stated in 4.3.2 of this Section. Such requests do not constitute a counter offer to the Bid.
 - .8 If the Owner selects a Bid, it will then provide the successful Bidder with execution copies of the Contract, that the Bidder agrees to execute and return to the Owner with all documentation including specified subcontract security, proof of insurance, and Worker's Compensation clearance within fifteen (15) days of receipt of the Contract.
 - .9 Under no circumstances will the Owner pay any costs or expenses incurred by any Bidder in the preparation or submission of a Bid, or be liable to an unsuccessful Bidder for any or damage that an successful bidder may suffer or incur, including lost profits, as a result of its participation in this Request for Bids or as the result of the acceptance by the Owner of any Bid whatsoever, including a non-compliant Bid. By submitting a Bid in response to this Request for Bids, a Bidder shall be deemed to have agreed that it has no such claim against the Owner.

END OF SECTION

Part 1 General

1.1 RELATED SECTIONS

- .1 Section 00 21 13 - Instructions to Bidders
- .2 Section 00 41 00 - Bid Form and Appendices

DEFINITIONS

- 1.2**
- .1 Information Documents means only information of any type and in any form, related to the Project and identified in this Section as such, and only as specifically referenced in this Section.
 - .2 The terms Trade Contractor, Subcontractor, Sub-subcontractor, Sub-trade Contractor and Supplier are synonymous with Bidder.
 - .3 Contract Documents: All documents and information of any type and in any

form, specifically prepared for use of the Contract and as defined in Prime Contract.

STATUS OF INFORMATION DOCUMENTS

- 1.3**
- .1 Information Documents identified in this section, or any part thereof, are not part of the Contract unless specifically incorporated into Contract Documents by means of copying, transcribing or referencing.

USE OF AND RELIANCE UPON INFORMATION DOCUMENTS

- 1.4**
- .1 Information Documents are made available to Bidder for the purpose of providing Bidder with access to information available to Owner and Consultant.
 - .2 Information contained in Information Documents may be time sensitive; consider dates when interpreting Information Documents.
 - .3 Bidder may rely upon the data contained in Information Documents, or parts

thereof, which are specifically incorporated into Contract Documents by means of copying, transcribing or referencing, but must draw their own conclusions from such data and not rely on opinions or interpretations contained therein.

INFORMATION DOCUMENTS

- 1.5**
- .1 Information documents incorporated into Contract Documents, in whole, in part or by reference consist of the following:
 - .1 Electrical Site Servicing Plans (4 pages)
 - .2 Existing Geotech Investigation (65 pages)
 - .3 Civil Record Drawing (1 page)

END OF SECTION



beck vale

MAIN FLOOR PLAN - POWER
FEEDER PLAN

FOX CREEK MULTIPLEX - OVERALL

FOX CREEK ALBERTA

E3-01

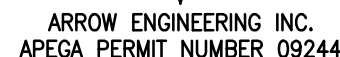
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CONSULTANT TEAM:

CLIENT:

STAMP:



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REVISIONS:

2	RECORD DRAWING	2016.11.28
1	REVISED SERVICING	2016.11.04
0	ISSUED FOR CONSTRUCTION	2016.10.26
#	DESCRIPTION	YEAR.MN.DY

PROJECT NAME:

FOX CREEK MULTIPLEX

LOCATION: FOX CREEK. AB

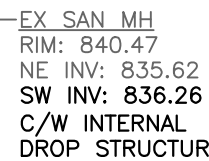
SITE SERVICING PLAN





















































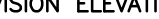











PROJECT#: 0000	DRAWN: .JW
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DESIGNED: MS	CHECKED: R
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DRAWING NUMBER:

C01



CIVIL LEGEND													
STRUCTURES:		PLUMBING:		SITE:		OVERALL SUBDIVISION ELEVATION MARKER		FITTINGS:		ABBREVIATIONS:		LAND DEVELOPMENT SERVICES DISCLAIMER	
SANITARY MH  STORM CB/CBMH/MH  STORM SPLASH PAD  SERVICES: <div><div>EXISTING</div><div>PROPOSED</div></div> SANITARY PIPING  STORM PIPING  WATER PIPING  NATURAL GAS PIPING  SERVICE DEMO/ABD  SERVICE FROST BOX  <div>PIPE FLOW ARROW  PIPE CAP  AREA DRAIN  ROOF DRAIN  NATURAL GAS METER </div> <div>CULVERT  RIP-RAP  RETAINING WALL  EXPOSED GRADE BEAM  LANDSCAPE SWALE  MAJOR OVERLAND OVERFLOW </div> <div>OVERALL SUBDIVISION ELEVATION MARKER  DESIGN GRADE ELEVATION MARKER  EXISTING GRADE ELEVATION MARKER TO REMAIN  EXISTING GRADE  CONSTANT SLOPE BETWEEN ELEVATIONS </div> <div>TAGS: <div>DRAWING REFERENCE  DETAIL NUMBER DRAWING NUMBER  SECTION/ELEVATION REFERENCE  DETAIL NUMBER DRAWING NUMBER </div><div>VALVE C/W THRUST BLOCK  PIPE REDUCER C/W THRUST BLOCK  PIPE BEND(S) 11.25/22.5/45/90°  C/W THRUST BLOCK  CROSS/TEE C/W THRUST BLOCK </div><div>EROSION AND SEDIMENT CONTROL:  SILT FENCE  SILT SOCK  OVERLAND FLOW ARROW </div><div>AD AREA DRAIN  BOS ABANDONED  BOW BOTTOM OF SWALE  BRW BACK OF WALK  BSW BOTTOM OF RETAINING WALL  CSP CORRUGATED STEEL PIPE  EL EASEMENT LINE  EX EXISTING  FFE FINISHED FLOOR ELEVATION  FLG FLANGE  FOC FACE OF CURB  FOW FRONT OF WALK  GND GROUND </div><div>GUT GUTTER  LOG LIP OF GUTTER  INV INVERT  OBV OVERT  PL PROPERTY LINE  RD ROOF DRAIN  SMS SIAMESE  STZ STORM  TOA TOP OF ASPHALT  TOB TOP OF BERM  TOC TOP OF CURB  TRW TOP OF RETAINING WALL  XING CROSSING </div><div>* "LAND DEVELOPMENT SERVICES" REVIEW AND APPROVAL OF THE LOT GRADING PLAN RELATES EXCLUSIVELY TO THE SURFACE DRAINAGE DESIGN, AND DOES NOT ADDRESS REQUIREMENTS FOR BUILDING FOUNDATIONS OR ANY OTHER USE OF THE LANDS, AND DOES NOT IMPLY THE SUITABILITY OF THE GROUND OR FILLS FOR ANY FOUNDATION REQUIREMENTS OR OTHER USE. IT IS THE OWNER OR THE BUILDER'S RESPONSIBILITY TO EMPLOY THE SERVICES OF A QUALIFIED GEOTECHNICAL CONSULTANT TO DETERMINE GROUND AND SUBSURFACE CONDITIONS THAT MAY AFFECT FOUNDATION DESIGN OR OTHER USE REQUIREMENTS.</div></div>													

Part1 GENERAL

1.1 SUB-SURFACE INVESTIGATION REPORT

- .1 A detailed investigation report with respect to the existing building site had been completed and is attached for information.
- .2 The report was prepared primarily for the use of the Consultants of the Existing building.
- .3 The recommendations given shall not be construed as a requirement of this Contract, unless also stated in the Contract Documents.
- .4 The report by their nature, cannot reveal all conditions that exist or can occur on site.
- .5 .1 The report is identified as;
 Shelby Engineering Ltd.
 9632 54 Avenue NW
 Edmonton, Alberta T6E 5V1
 Ph# (780)438=2540
 Fax# (780) 434-3089
 Geotechnical Investigation
 Proposed Pool and Recreation
 Center
 Lot 14, Block 44, Plan 1323938
 Fox Creek, AB
 Dated March 2014.

Part2 PRODUCTS (Not Applicable)

Part3 EXECUTION (NotApplicable)

END OF SECTION

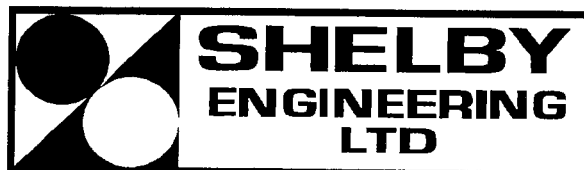
GEOTECHNICAL INVESTIGATION
PROPOSED POOL AND RECREATION CENTER
LOT 14, BLOCK 44, PLAN 1323938
FOX CREEK, AB

Prepared For:
DCL SIEMENS ENGINEERING LTD.

FILE NO. 1-17,516

MARCH 2014

Prepared By:



9632 - 54 Avenue, Edmonton, Alberta T6E 5V1

Phone: (780) 438-2540 Fax: (780) 434-3089
email: contact@shelbyengineering.ca

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APPENDICES

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APPENDIX II	Figures
APPENDIX III	Granular Materials Specifications
APPENDIX IV	Asphalt Concrete Specifications

1.0 INTRODUCTION

Shelby Engineering Ltd. (Shelby) has completed a Geotechnical Investigation for the proposed Pool and Recreation Center to be located in Fox Creek, Alberta.

Mr. Joel Raatz of DCL Siemens Engineering Ltd. (DCL) authorized this evaluation subsequent to acceptance of our proposal (#12465) dated December 2, 2013. This report is subject to the Standard Terms and Conditions for the Provision of Services by Shelby Engineering Ltd., appended hereto.

The proposed development is expected to comprise a large recreation complex containing a swimming pool and attendant exterior areas of asphalt pavement. It is assumed that the building will utilize an at-grade main floor slab. It is understood that the development plan has not been finalized, and as a result the building location has not been determined. As such, a grid of test holes was requested (with grid spacing of 40m) was requested.

The field drilling and sampling program was conducted on January 28 to 30, 2014, comprising twenty-two test holes extending to depths ranging from 3.05m to 8.85m below existing grade.

Recommendations are provided herein for the design of building foundations, swimming pools, concrete floor slabs and asphalt pavement areas.

2.0 SITE DESCRIPTION

The site is a 10 acre parcel legally described as Lot 14, Block 44, Plan 1323938. The site is situated on the north side of 2A Avenue, approximately 100m west of 1st Street, in Fox Creek, AB. The site was bound to the north and east by brush, to the south by the 2A Avenue right-of-way followed by the town maintenance yard, and to the west by properties developed with a curling rink and baseball diamonds.

At the time of fieldwork the site had been recently cleared of trees, with the stumps remaining in place. Stockpiles of snow and logs restricted access to the northwest and southwest corners of the site.

The site was relatively flat and level, with a maximum difference in elevation, as measured at the test hole locations, of 0.59m.

3.0 FIELD INVESTIGATION

The field investigation, supervised by Mr. Tim Dean of Shelby, was conducted on January 28 to 30, 2014 and entailed drilling a total of twenty-two test holes using a track mounted drill rig equipped with solid stem augers. Each test hole was advanced to a depth ranging from 8.4m to 8.85m below grade, with the exception of one test hole (TH-2) in which drilling refusal conditions were encountered at a depth of 3.05m below grade (on a large cobble or boulder). The test holes were positioned in a rough grid pattern, with spacing of approximately 40m.

Disturbed soil samples were obtained at 300mm below existing grade and thence at regular depth intervals of 0.76m for moisture content determination. Standard Penetration Tests (SPTs) were conducted at selected depth intervals. A continuous field log was maintained and all samples were returned to our laboratory for visual confirmation of our field logs and for pertinent laboratory testing.

Laboratory testing included visual classification and determination of moisture content on all soil samples. Tests to determine Atterberg limits, soil grain-size, and concentrations of water soluble sulphate salts were also conducted on select samples. All field and laboratory test results are presented and/or referenced on the test hole logs.

A survey of the location and ground surface elevation of each test hole was conducted by representatives of DCL.

3.1 SUBSURFACE CONDITIONS

The subsurface conditions were examined by drilling twenty-two test holes at the locations shown on the Site Plan enclosed as Figure 23, Appendix II. Test hole logs are enclosed as Figures 1 to 22, Appendix II.

The general stratigraphy encountered at the test hole locations was comprised of surficial organics overlying glacial clay till. Significant layers/pockets of wet sand were encountered within the clay till.

Auger refusal was encountered within the clay till at one test hole location (TH-2), and SPT testing also encountered refusal conditions, possibly due to cobbles or boulders within the clay till.

The reader is advised that the consistency and extent of the various soil strata evidenced at test hole locations will vary between test borings and in areas of the site that have not been explored.

3.1.1 Organics

Surficial organics were encountered from the surface at 12 test hole locations, extending to depths ranging from 50mm to 350mm below grade. The organics were comprised of topsoil, organic clay or peat. The organics were soft and wet, and in some cases had been reworked during the tree clearing activities.

3.1.2 Clay Till

Clay till was encountered from the surface at 10 test hole locations and beneath the surficial organics at the remaining test hole locations.

The clay till was silty with varying sand content and medium plastic. The clay till was generally wet with firm to stiff consistency within the upper 1.5m from grade, and moist with variable stiff to hard consistency below 1.5m from grade.

Although not visually confirmed, considering that auger refusal was encountered within the clay till at one test hole (TH-2), and SPT sampling was also refused at some locations, cobbles or boulders may be present within the clay till matrix.

3.1.3 Sand

Significant discontinuous sand layers ranging from thin lenses to discrete pockets/seams with thickness ranging up to at least 6.1m were encountered within the clay till. The sand layers were silty, fine-grained and saturated, with relative density ranging from compact to dense.

3.2 GROUNDWATER OBSERVATIONS

Significant seepage and sloughing conditions were encountered from the intra-till sand layers.

The table below provides a summary of slough and groundwater measurements taken upon completion of drilling and groundwater measurements taken after standpipe installation.

Table 1: Slough and Groundwater Observations

Test Hole Location	Depth Below Existing Grade (m)				
	On Completion of Drilling		Subsequent Water Level		
	Slough	Water	After 1 Day	After 2 Days	After 3 Days
TH-1	6.00	5.10	--	--	1.57
TH-2	None to 3.05	Dry to 3.05	--	--	--
TH-3	3.95	2.45	--	--	2.30
TH-4	None	Dry	--	--	--
TH-5	7.80	6.00	--	--	--
TH-6	7.10	3.60	--	--	2.40
TH-7	4.80	2.75	--	--	--
TH-8	7.80	7.35	--	--	--
TH-9	4.90	3.15	--	1.49	--
TH-10	4.10	3.30	--	2.87	--
TH-11	4.80	2.75	--	--	--
TH-12	5.80	3.65	--	2.05	--
TH-13	6.00	2.60	--	--	--
TH-14	2.75	2.10	--	--	--
TH-15	5.10	4.25	--	--	--
TH-16	5.80	3.05	2.32	--	--
TH-17	5.95	3.95	--	--	--
TH-18	5.20	3.65	1.18	--	--

Table 1: Slough and Groundwater Observations

Test Hole Location	Depth Below Existing Grade (m)				
	On Completion of Drilling		Subsequent Water Level		
	Slough	Water	After 1 Day	After 2 Days	After 3 Days
TH-19	None	7.30	--	2.47	--
TH-20	4.00	3.05	--	--	--
TH-21	3.50	3.05	2.31	--	--
TH-22	4.40	2.50	--	--	--

Slough and groundwater conditions measurements are also recorded on the test hole logs enclosed in Appendix II.

The client should be aware that groundwater levels fluctuate seasonally and in response to precipitation. Variation on the order of 1m or more is possible within any given year, with higher groundwater levels expected in spring and summer months. As such, different groundwater levels may be encountered at the time of construction.

4.0 RECOMMENDATIONS

The following recommendations assume that the final grades for the proposed development will be coincident with current site grades. Should this not be the case, Shelby should be notified to assess the effect, if any, of grade changes on our recommendations.

Notwithstanding the above, standpipes installed upon completion of drilling, and monitored after a short period of time, indicate that the groundwater elevation was approximately 1m below grade at the time of fieldwork. In spring/summer months the groundwater table may be at or above current grades. As such, the final site grades should be set as high as practical.

Wet sand is prevalent in some areas of the site, and would govern the design of foundations in those areas. Additional geotechnical investigation is recommended once the building location has been finalized in order to further assess the subsurface conditions within the building

footprint area. In the absence of further geotechnical investigation, the parameters below are based on the strength and characteristics of the wet sand, which would govern where present.

The presence of wet sand within the upper 3m from grade would complicate any below grade construction (including installation of services and excavations for swimming pools). Based on the conditions at the test hole locations, the areas where significant sand is less likely to be present within 3m from grade would be the southeast corner of the site and the north-central region of the site.

Appropriate testing and monitoring by qualified geotechnical personnel is recommended during any earthworks to confirm that suitable site conditions are prepared. Frozen materials must not be used for fill. Construction over frozen soil is not recommended.

4.1 FOUNDATIONS

The following foundation types are believed to be feasible at this site considering the Geotechnical conditions encountered. Mixing of different foundation types is not recommended.

- Cast-In-Place Concrete Continuous Flight Auger (CFA) Friction Piles
- Driven Steel Piles
- Dynamically Cast-in-Place Concrete (Compacto) Piles
- Strip and Square Footings

These foundation types may be proportioned on the basis of the recommendations and design parameters presented below.

All depths indicated below are referenced to current site grades. Should the final grades differ from existing grades, appropriate adjustments should be made to the referenced depths with consideration to any cut/fill required during site grading activities.

Driven/compacto piles can cause significant noise pollution as well as vibrations, which could cause damage to nearby offsite structures. If these piles are used for the proposed

development, consideration should be given to conducting a pre-construction condition survey of nearby offsite structures.

4.1.1 Cast-in-Place Concrete Skin Friction Piles

Significant groundwater seepage and sloughing conditions were encountered during drilling. Control of these conditions may be difficult even with the use of casing. As such, continuous flight auger (CFA) friction piles are recommended over conventional bored cast-in-place friction piles. CFA piles are formed by drilling the pile shaft using a hollow stem, continuous-flight auger. The sides of the pile bore are supported at all times by the soil-filled auger, eliminating the need for temporary casing to control seepage and sloughing. Concrete is placed, under pressure, through the hollow stem auger as the auger is removed from the pile bore.

CFA friction piles may be proportioned on the basis of the following skin friction parameters:

Table 2: Cast-in-Place Concrete Skin Friction Pile Design Parameters

Depth Below Existing Grade (m)	Factored ULS Skin Friction (kPa)
0 to 1.5	0
1.5 to 9.0	9
Below 9.0	13

The factored ULS skin friction above includes a geotechnical resistance factor of 0.4. For skin friction piles, the shaft resistance at working loads is mobilized after a relatively small pile head settlement (less than 10mm in most cases). As such, the serviceability limit state (SLS) is not applicable to skin friction piles in most cases.

In heated structures the upper 1.5m of the pile, or any portion of the pile encountering fill soil (whichever is greater), should be neglected in skin friction. In unheated elements of the proposed development the upper 2.3m of the pile, or any portion of the pile encountering fill soil (whichever is greater), should be neglected in skin friction. The effect of potential end bearing should not be included in the design of skin friction piles.

A minimum shaft diameter of 400mm and minimum length of 6.0m is recommended. The upper 6.0m of all piles should be reinforced to prevent adverse effects of seasonal frost penetration or moisture content variations. A void form at least 100mm in thickness should be placed beneath all grade beams to facilitate any expansion due to frost action or seasonal moisture variations.

The minimum clear spacing (edge to edge) of any two adjacent skin friction piles should be a distance equal to the sum of the diameters of those piles. Closer spacing would require a reduction in the factored shaft resistance provided above.

The upper 3m of concrete should be vibrated to ensure complete consolidation of the concrete.

If winter construction is contemplated, it should be noted that CFA piles cannot be installed when ambient temperatures are lower than -15°C due to the potential for the concrete to freeze within the pump lines or within the stem of the auger.

The Alberta Building Code (2006) specifies full time continuous review of all deep foundation units during construction by a suitably qualified individual to ascertain that the subsurface conditions encountered in the pile excavations are consistent with the design.

4.1.2 Driven Steel Piles

Due to the potential for seepage and sloughing at the site, driven steel piles may be considered. The skin friction parameters provided in the following table, which are based on static analysis, may be used for preliminary design of the driven steel piles. Capacities based on static design parameters are typically conservative. High strain dynamic testing (e.g. Pile Driving Analyzer, PDA) is recommended if a less conservative approach is sought. With PDA testing, it is possible to estimate the pile capacities, to determine suitable driving termination criteria, to determine stresses in the steel, and to detect possible damage to a pile during pile driving. Actual pile lengths to meet a required capacity, for a given driving system, should be confirmed by installing test piles.

A resistance factor of 0.4 has been applied on the ultimate pile resistance to obtain the factored skin friction parameters (ULS) in the table below. A resistance factor of 0.5 can be applied on the ultimate load capacity if piles are tested in the field by dynamic pile tests (e.g.

Pile Driving Analyzer, PDA). The resulting optimization of the design may result in significant savings for the project.

Table 3: Driven Steel Pipe Pile Design Parameters

Depth Below Existing Grade (m)	Factored ULS Skin Friction (kPa)	Factored ULS Base Resistance (kPa)
0 to 1.5	0	--
1.5 to 9.0	9	--
Below 9.0	13	800

The factored ULS skin friction and end bearing parameters above include a geotechnical resistance factor of 0.4. The SLS condition will not govern the design of individual driven steel pipe piles on this site.

In heated structures the upper 1.5m of the pile, or any portion of the pile encountering fill soil (whichever is greater) should be neglected in skin friction. In unheated elements of the proposed development the upper 2.3m of the pile should be neglected in skin friction.

The minimum pile spacing should be 3 times the pile diameter measured center to center. Group effects should be considered if pile spacing is less than the minimum recommended.

The pile material should conform to one of the following standards:

- CAN/CSA-G40.21-M
- ASTM A 252
- ASTM A 283/A 283M
- ASTM A 570/A 570M
- ASTM A 611

A Structural Engineer or the piling contractor should verify the structural capacity of the pile type and section is adequate for the intended loads and anticipated driving stresses.

Pipe piles should be fitted with a driving shoe to prevent damage to the pile tip and filled with concrete to prevent internal corrosion. Concrete used to fill the pipe pile should have sufficient slump and be placed using techniques that prevent the formation of air pockets or voids.

Driven steel piles may be spliced provided the splice forms an integral pile and develops the full strength of the pipe. The ends of the pile shall be beveled and joined with a full penetration butt weld. Welding procedures shall conform to CSA W47.1 and CSA W59.

Pile heads shall be cut square and a driving cap should be provided to maintain vertical alignment. The piles should be driven plumb with an inclination of not more than 2% of the length from the vertical. Pre-boring may be required for winter construction to penetrate seasonal frost and/or align the pile prior to driving.

Pile driving should be stopped immediately if abrupt resistance to penetration is encountered. In such cases, the driving record and the depth of penetration should be examined to determine if the pile has achieved adequate bearing capacity.

Where low penetration resistance is observed at the specified installation depth, the driving should be suspended to permit dissipation of any excess pore pressures, and allow "setup".

After each pile is driven to the required depth, an elevation should be taken of the pile top or of a mark on the side of the pile, by suitably qualified personnel. This elevation should be checked periodically to measure potential heave caused by the driving of adjacent piles (within a distance of 9 pile diameters from the pile being installed). Piles that exhibit heaving must be re-driven. When piles are re-driven, they should achieve additional penetration approximately equal to the amount of heave originally recorded.

The Alberta Building Code (2006) specifies full time continuous review of all deep foundation units during construction by a suitably qualified individual.

4.1.3 Dynamically Cast-in-Place Concrete (Compacto) Piles

The geotechnical capacity of a compacto pile is a function of the diameter of the drive tube, the energy applied by the driving ram during advancement of the tube, the volume of concrete within the pile base, the number of ram blows required to form the base, and the method of pile shaft construction (i.e., conventional concrete shaft versus compacted zero-slump concrete shaft). Preliminary allowable compressive axial capacities for compacto piles on the subject site are provided below.

Piling contractors experienced in the design and installation of compacto piles should be contacted in order to give opinion on their potential use on the subject site, based on the subsurface stratigraphy presented on the test hole logs.

Table 4: Compacto Pile Design Parameters

Shaft Diameter (mm)	Range of Allowable Compressive Axial Capacity (kN)
400	500 to 800
500	750 to 1100
600	1000 to 1550

Note that these preliminary design values are based on the historical approach of using working stress design to determine allowable working capacities (not the current requirement of limit state design methodology).

Considering that the geotechnical capacity is a function of the installation equipment, the actual design of this type of pile (including interpretation of appropriate installation depth and design parameters/capacity) should be provided by the piling contractor.

During the formation of the expanded base and shaft, the elevation of adjacent piles (within a distance of 9 pile diameters from the pile being installed) should be carefully monitored by suitably qualified personnel to ensure that these piles are not heaving. Piles should have a center to center spacing of not less than 2 base/bulb diameters.

4.1.4 Strip and Square Footings

Strip and square footings may be designed on the following:

Table 5: Shallow Footing Design Parameters

Footing Type	Factored ULS Bearing Pressure
Strip and Square	70 kPa

The factored Ultimate Limit State (ULS) bearing pressures above include a geotechnical resistance factor of 0.5. The Serviceability Limit State (SLS) will not govern the design of footings on this site.

For both ULS and SLS cases, the applicable bearing pressure should be compared to the appropriate structural loads to determine the governing (i.e., larger) foundation size to satisfy both conditions. Appropriate SLS load factors based on current building code requirements should be applied to the working loads for assessment of the SLS case.

Strip and square footings should have minimum widths of 450mm and 750mm respectively.

Strip and square footings must be founded in native, inorganic, undisturbed clay till or moist sand. Footings must not be placed in fill, organics or other unsuitable materials not detected in the test holes. Unsatisfactory footing foundation areas must be over-excavated to competent material and backfilled with fillcrete. The depth of over excavation would be determined in the field as verified by an appropriate inspection. In areas where wet flowing sand is encountered within the depth of footing excavation, construction of footings may not be feasible. Additional geotechnical investigation is recommended once the building location has been finalized, to further assess the subsurface conditions within the building footprint area.

All footings for the perimeter of a heated structure should be founded at least 1.5m below exterior grade. Interior footings for heated structures are not subject to this minimum depth requirement, but they must be founded on native, inorganic, undisturbed soil with a minimum of 150mm of cover over the footings.

All footings (interior and perimeter) for an unheated structure should be founded a minimum of 2.3m below final grade unless frost mitigation measures (such as insulation) are installed to negate frost effects.

Subgrade soils must not be allowed to freeze subsequent to excavation operations nor subsequent to casting footings. If winter construction is anticipated then consideration should be given to founding the structure on pile foundations, unless full-time heating and hoarding is utilized. The subgrade soil at the design footing elevation must not be allowed to either desiccate or become inundated with water. Consequently, the bearing surfaces must be protected from drying or wetting during construction.

Qualified geotechnical personnel must inspect the footing excavations prior to casting concrete.

4.2 BUILDING FLOOR SLAB

It is understood that the building will incorporate a grade-supported floor slab. It is assumed that the final grade for the building floor will be approximately coincident with existing grades.

The recommendations below should be followed for site grading, subgrade preparation and floor slab support within the building footprint.

Appropriate monitoring and testing is recommended during any fill placement to confirm that suitable subgrade conditions are prepared. Qualified geotechnical personnel should perform this monitoring.

Frozen materials are not considered suitable for earthworks (i.e., filling, grading, etc.). Construction of floor slab structures is not recommended over frozen material.

4.2.1 Subgrade Preparation

All organic or unsuitable material should be stripped from the building footprint. Subsequent to the above stripping (and any additional stripping required to reach the final specified subgrade elevation, if site grades remain high), the exposed subgrade should be inspected by qualified geotechnical personnel and then graded level, scarified and compacted to a minimum of 98% of the Standard Proctor maximum dry density at or slightly over optimum moisture content. It

should be noted that the subgrade may be wet and firm in some areas of the site due to the high groundwater table. If favourable drying weather is not prevalent at the time of construction, consideration may have to be given to stabilizing the subgrade with cement in order to facilitate compaction and to provide a stable platform for supporting construction equipment and traffic.

Fill material required to raise the grade of the building pad should be comprised of low to medium plastic clay or clay till. The material should be compacted to a minimum of 98% of the Standard Proctor maximum dry density at or slightly over the optimum moisture content. The upper 150mm of the subgrade (final lift) should be compacted to 100% of Standard Proctor maximum dry density at or slightly above the optimum moisture content.

4.2.2 Floor Slab Support

Grade supported concrete floor slabs should be underlain directly by a vapour barrier. A base of crushed gravel (minimum 150mm thick) should be placed underlying the vapour barrier, compacted to 100% of the Standard Proctor maximum dry density.

Crushed gravel should conform to the specifications contained in Appendix III.

4.3 SWIMMING POOL

It is understood that the proposed recreation facility will incorporate an in-ground swimming pool. Details pertaining to the pool, including depth and plan area, are not known.

Considering the very shallow groundwater table, and the presence of significant seams of saturated sand, the feasibility of an in-ground swimming pool on this site is questionable.

In order to provide the best opportunity for construction of an in-ground pool, the building (and specifically the pool) should be located such that wet sand is not present within the expected depth of the excavation. It is recommended that additional investigation be conducted within the proposed swimming pool location once the location of the building, and the pool within the building, has been set. In addition to geotechnical test holes, the supplemental investigation should include a test pitting program which could be used to monitor potential water ingress into open excavations.

4.3.1 Excavation/Construction

Standpipes installed upon completion of drilling, and monitored after a short period of time, indicate that the groundwater elevation was approximately 1m below grade at the time of fieldwork. In spring/summer months, the groundwater table may near to or above current grades.

Considering the above, and the subsurface conditions encountered during fieldwork, ingress of groundwater into the swimming pool excavation should be expected. Dewatering provisions must be available on site at the time of excavation and used as required to control any ingress of groundwater into the excavation.

The soil encountered at the base of pool excavation may be comprised of either firm to very stiff clay till, or wet sand with compact relative density. Care should be taken during excavation and construction to minimize disturbance of the base of the excavation and control any ingress of groundwater that may occur.

If wet sand is exposed at the pool base, stabilization would be required in order to provide reasonable working surface. Dewatering provisions may also be required to avoid possible 'boiling' of the base. It is recommended that the swimming pool excavation avoid any near surface wet sand, if possible. Based on the conditions at the test hole locations, the areas where significant sand is less likely to be present within 3m from grade would be the southeast corner of the site and the north-central region of the site. Consideration should be given to advancing test pits at the proposed swimming pools areas to assess the subsurface conditions.

Concrete should be pumped from the top of the bank. The use of skid steer loaders should be kept to a minimum and only loaders equipped with low ground pressure tracks permitted in the base of the excavation.

The swimming pool excavations must be constructed in accordance with Occupational Health and Safety (OH&S) regulations. Vertical excavations exceeding 1.5m in depth, if not properly cut back in accordance with OH & S regulations, will have to be shored to prevent the collapse.

Qualified Geotechnical personnel should inspect the excavation on completion to determine the excavation has been constructed in accordance with OH&S regulations.

4.3.2 Wall Pressures

Swimming pool walls should be designed to resist the pressure of backfill soil placed adjacent to the wall. The following equation may be used to estimate the magnitude of this pressure.

$$P = 9.4D + 0.5S$$

Where: P = Pressure (kPa)

D = Depth below exterior grade (m)

S = Surcharge, if any, adjacent to the wall (kPa)

This equation does not account for hydrostatic pressures and consequently a positive draining weeping tile system must be installed at the base of the structure.

Backfill placed against the walls should be comprised of clean sand (or other suitably free draining granular material), to within 300mm of the surface. A suitable synthetic drain connected directly to the foundation wall could be used in place of granular backfill material. The upper 300mm of backfill should be comprised of a clay cap. Backfill should be modestly compacted, in 200mm thick lifts, to 93% of Standard Proctor maximum dry density. Over-compaction should be avoided to prevent excessive pressures that may damage the wall. Backfill around the walls should not take place until conditions acceptable to the structural engineer of record are in place.

It must be recognized that due to the relatively low degree of compaction of backfill, subsidence of the backfill will occur with associated deflection and possible cracking of slabs supported on the backfill. The use of granular backfill may minimize the potential backfill consolidation.

4.3.3 Pool Drainage System

The groundwater elevation was recorded at 1.18m below grade (above the base of the pool). A foundation drainage system must be installed around the perimeter of the pool and beneath the base of the pool to prevent the build-up of hydrostatic pressure beneath the pool and on the pool walls.

The perimeter weeping tile should be comprised of a good quality, perforated drainage pipe with a minimum diameter of 100mm. The drainage pipe should be bedded in clean washed rock and the washed rock wrapped in a geotextile. The bottom of the drainage pipe should be situated a minimum of 300mm below the top of the pool base slab. An underslab drainage system is also required under the pool slab to prevent buoyant forces on the underside of the pool. The underslab drainage system should be designed by the pool manufacturer or suitably qualified mechanical consultant.

The drainage system must be supplied with a positive source of drainage. If possible the drainage systems should be connected directly to a municipal storm sewer system (if present) with a gravity pipe. Alternatively sump pits and pumps should be installed and connected to the drainage system. Sump pits and pumps must be maintained on a regular basis.

4.3.4 Pool Floor Slab

Where the subgrade at the base of the pool excavation is comprised of clay till and free of standing water, the base would likely be acceptable to support a grade support pool slab. In the event wet sand is encountered, dewatering would be required. Additionally, if the base is unstable, subcutting and replacing the wet sand with gravel wrapped in geotextile may also be required. Base conditions would have to be assessed, and subgrade preparation addressed, at the time of excavation.

4.4 BUILDING PAD GRADING

The subgrade will be comprised predominately of clay based cohesive soil (clay till), which is subject to volumetric changes with a change in moisture content. To mitigate the possibility of swelling (upon wetting) or shrinkage (upon drying) of the cohesive soils (and resulting vertical movements of overlying surfacing such as floor slabs or pavements), care must be taken during and after construction to avoid significant changes in insitu moisture content.

Surface water cannot be permitted to "pond" or "pool" adjacent to the building and infiltrate the subgrade adjacent to or beneath the building. Water, if allowed to "pond" or "pool" adjacent to the building, could infiltrate the clay subgrade beneath the building causing the clay to swell and the floor slab to heave.

Water discharged at grade from downspouts or sump pumps must discharge well away from the building or be connected directly into the storm sewer system. Concrete splash pads are recommended if water is discharged to the surface.

Site grading adjacent to the building must be designed so as to direct all surface runoff (water) from any source away from the building. A minimum grade of 2% away from the building is recommended for hard landscaped areas (i.e.: concrete or asphalt), while a minimum grade in the range of 5% to 10% is recommended for "soft" landscaped areas. These grades should be maintained for a distance of at least 3m from the building for the lifetime of the structure.

Backfill consolidation adjacent to foundation walls or grade beams will most likely occur over time and may be sufficient to cause a loss of grade in soft landscaped areas and possibly grade reversal in hard landscaped areas. The owner should periodically inspect all grades adjacent to the building and correct any grade loss as required to maintain good positive surface drainage away from the building. Missing or damaged downspout extensions or splash pads should be repaired or replaced immediately.

4.5 CEMENT TYPE

No significant concentrations of soluble sulphates were measured in tested soil samples recovered from this site. Type GU, GUB or equivalent Portland cement may be used for production of concrete in contact with site soils. Concrete having a minimum 28-day compressive strength of 25 MPa is acceptable for foundation concrete. Concrete exposed to freeze-thaw cycles and/or de-icing chemicals may have different strength requirements as well as air entrainment and water-to-cementitious-materials ratio requirements. Shelby may be able to provide further direction upon request.

Note that if concrete is placed in contact with imported fill materials not currently present on site, that material should be tested for soluble sulphates and the above recommendations should be re-evaluated.

4.6 SEISMIC SITE CLASSIFICATION

The test holes were drilled to a maximum depth of 8.85m and encountered surficial overlying glacial clay till containing pockets of wet sand.

The results of the field investigation, combined with past experience in the vicinity of the subject site, indicate that the average undrained shear strength of the cohesive soils encountered in the upper 30m on the subject site will be greater than 100kPa while the average Standard Penetration Resistance (N60) of cohesionless soil encountered in the upper 30m will be greater than 50. Based on these parameters, it is our considered opinion that the Seismic Site Classification for the site is "C".

4.7 ASPHALT PAVEMENTS

The following recommendations are based on the assumption that the final grade of asphalt pavements will be approximately coincident with existing grade. We are of the understanding the asphalt pavement area will be comprised of parking stalls for cars and light trucks, and drive lanes for cars and truck traffic, and that drainage will be directed to perimeter ditches and/or catch basins. Should this not be the case Shelby should be notified to assess the effect, if any, on our recommendations.

Full-time monitoring and compaction testing is recommended during any fill placement to confirm that suitable subgrade conditions are prepared. Qualified geotechnical personnel should perform this monitoring.

Frozen materials must not be used for fill. Construction of pavement structures (including base support) must not be undertaken over frozen subgrade soils.

The recommendations below must not be applied to areas outside of the site/study area. In the case of offsite improvements (e.g., crossings or turning lanes, etc.) the jurisdiction having authority over these areas must be consulted.

4.7.1 Subgrade Preparation

Pavement areas should be inspected and any organic or unsuitable material stripped and wasted.

Subsequent to the above stripping (and any additional stripping required to reach the design subgrade elevation, if required) the exposed subgrade should be scarified to a minimum depth

of 150mm and compacted to 98% of Standard Proctor maximum dry density at or slightly over optimum moisture content.

It should be noted that the subgrade may be wet and firm in some areas of the site due to the high groundwater table. If favourable drying weather is not prevalent at the time of construction, consideration may have to be given to stabilizing the subgrade with cement in order to facilitate compaction and to provide a stable platform for supporting construction equipment and traffic.

The exposed subgrade should then be proof rolled using a heavily loaded gravel truck or equivalent piece of equipment to identify any soft areas undetected during site grading. Proof rolling should be completed under the supervision of qualified Geotechnical personnel. Recommendations pertaining to the repair of soft areas can only be made at the time of inspection.

Any additional imported fill material required to raise the grade of the site to design subgrade elevation should be comprised of low to medium plastic clay or clay till. Imported fill material should be placed in uniform lifts not exceeding 150mm in compacted thickness and compacted to a minimum of 98% of the Standard Proctor maximum dry density at or slightly over optimum moisture content.

The final lift (upper 150mm) of the subgrade should be compacted to 100% of the Standard Proctor maximum dry density at or slightly over optimum moisture content. The upper surface of the subgrade should be shaped to parallel the final grade of the overlying asphalt pavement.

4.7.2 Drainage

Site drainage must be designed so as to convey all surface runoff to a perimeter drainage ditch or catch basins preventing surface run-off from infiltrating the subgrade. Asphalt pavements require a minimum grade of 1%. Catch basin barrels should be perforated at the interface of the granular base and underlying prepared subgrade. Some method of preventing ingress of soil into the sewer system must be implemented. Water cannot be permitted to pond or pool on the surface of the asphalt pavement and infiltrate the subgrade.

4.7.3 Structure Design

The light-duty traffic design is based on an assumed traffic volume of 1.44×10^4 Equivalent Single Axle Loads (ESAL's) over a 20-year design period. The heavy-duty design is based on an assumed traffic volume of 3.6×10^4 ESAL's over a 20-year design period.

A California Bearing Ratio (CBR) of 2.0 has been estimated for the subgrade if prepared as outlined in the previous section. Based on these parameters and preparation of the subgrade as discussed above, the following asphalt pavement structures are recommended:

Table 6: Asphalt Pavement Structures

Lift	Light Duty (parking stalls)	Heavy Duty (drive aisles)
Asphalt	75mm	100mm
Granular Base (20mm crushed gravel)	250mm	300mm

The 20mm maximum sized crushed gravel and asphalt concrete should meet the specifications contained in Appendices III and IV, respectively. The crushed gravel should be compacted to 100% of the Standard Proctor maximum dry density in 150mm lifts.

Appropriate laboratory and field-testing and inspection must verify the acceptability of all compacted materials both native and imported. To ensure a high level of performance from pavement sections, the subgrade must not be allowed to dry and/or become wetted prior to or subsequent to construction.

4.7.4 Maintenance

A regular scheduled maintenance program will extend the life of the asphalt pavement. Asphalt pavements should be inspected on an annual basis and any cracks sealed to prevent water from infiltrating the subgrade.

5.0 CLOSURE

All services provided by Shelby Engineering Ltd. are subject to our Standard Terms and Conditions, which are attached in Appendix I.

Respectfully Submitted,
SHELBY ENGINEERING LTD.
APEGA Permit to Practice P3580



Corey E. Dale, P.Eng.



Roger B. Inkpen, P.Eng.

CD/RI:cd/Encl.
FILE NO. 1-17,516
MARCH 2014

APPENDIX I

Standard Terms and Conditions

**STANDARD TERMS AND CONDITIONS FOR THE PROVISION OF SERVICES
BY SHELBY ENGINEERING LTD.**

1. "The services ("the Services") performed for the client (the "Client") by Shelby Engineering Ltd. ("Shelby") described in the report to which these Standard Terms and Conditions are attached (the "Report") have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the engineering profession currently practicing in the jurisdiction in which the Services have been provided."
2. In consideration of the provision of the Services, the Client agrees to the limitation of liability provisions herein contained, both on its own behalf, and as agent on behalf of its employees and principals.
3. The total amount of all claims the Client may have against Shelby with respect to the Services, including, without limitation, claims in tort or contract, shall be strictly limited to the amount of the fee charged to the Client by Shelby for the Services. Shelby shall not be liable for loss, injury or damage caused by delays beyond Shelby's control, or for any indirect, economic or consequential loss, injury or damage incurred by the Client, including, without limitation, claims for loss of profits, loss of contracts, loss of use, loss of production or business opportunity, loss of contracts or continued overhead expense. No claim shall be brought by the Client against Shelby more than two (2) years after completion of the Services or termination of the agreement to provide the Services.
4. The Client shall have no right to set off against any amounts owed to Shelby with respect to the Services.
5. The Client agrees that Shelby's employees and principals shall have no personal liability with respect to the Services and the Client shall make no claim or bring any proceedings of any kind whatsoever whether in contract, tort or any other cause of action in law or equity, against Shelby's employees and principals in their personal capacity.
6. The Client acknowledges that the Services entail an investigation which by its nature involves the risk that certain conditions between points investigated will not be detected, and that certain other conditions may change with time after provision of the written report of the Services. The Client acknowledges and accepts such risk and is aware that the Report can only provide for the conditions at the investigated points at the time of investigation. Extrapolation between the investigated points is at the Client's risk. If the Client requires additional or special investigations outside the scope of the Report, the Client must request such additional investigations from Shelby.
7. The Report has been prepared for a specific site and in light of the specific purposes communicated to Shelby by the Client. Shelby accepts no responsibility for the findings contained in the Report if applied to a different site, or if there is a material change in the purposes communicated to Shelby by the Client. The information and opinions described in the Report are provided solely for the benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT THE WRITTEN CONSENT OF SHELBY. The Client shall maintain confidentiality of the Report and ensure that the Report is not distributed to third parties. The Client hereby agrees to indemnify Shelby for any claims brought against Shelby by third parties and arising out of the Client's failure to maintain the confidentiality required under this paragraph.
8. Except as stipulated in the Report, Shelby has not been retained to address, investigate or consider, and has not addressed, investigated or considered environmental or regulatory issues with respect to the site on which the Services have been performed. Notwithstanding the foregoing, Shelby may be required to disclose to regulatory bodies certain hazardous conditions discovered through provision of the Services, and the Client shall not make any claim against Shelby for such disclosure.

July 2005Revised



Geotechnical, Environmental and Material Consultants
9632-54 Avenue, Edmonton, Alberta T6E 5V1
Phone: (780) 438-2540 Fax: (780) 434-3089

APPENDIX II

Figures

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-01	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/28/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.17 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 ▲ STANDARD PENETRATION (N) ▲ 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80 </div> <div> <input type="checkbox"/> GRAB <input type="checkbox"/> SHELBY TUBE <input checked="" type="checkbox"/> SPT <input type="checkbox"/> NO RECOVERY <input type="checkbox"/> HOLLOW STEM <input type="checkbox"/> CORE </div> <div> <input checked="" type="checkbox"/> BENTONITE <input type="checkbox"/> PEA GRAVEL <input type="checkbox"/> SLOUGH <input type="checkbox"/> GROUT <input type="checkbox"/> DRILL CUTTINGS <input type="checkbox"/> SAND </div> </div>					

Depth (m)	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
0.0		1		FILL: Peat, frozen to 150mm soft, wet from 150mm depth, black to 200mm depth.	PT			840.0
0.5		2		CLAY TILL: Silty, stiff, medium plastic, wet, brown, some sand, trace gravel, oxide, coal, grey streaks.			SO4-0.0%	839.0
1.0		3	10	-trace gravel, oxide, coal, grey streaks, sand pockets.				
1.5		4		-stiff to very stiff, moist, from 1.4m depth.				
2.0		5					WATER LEVEL @ 1.57m AFTER 3 DAYS	838.0
2.5		6	15	-trace gravel, oxide, coal, clay shale, grey streaks, sand pockets.				
3.0		7		-very stiff from 2.85m depth, greyish brown.				837.0
3.5		8						
4.0		9	18	-dark grey from 3.35m depth, trace gravel, coal.				836.0
4.5		10			TILL			
5.0		11		-very stiff to hard from 4.65m depth.			N=20 THEN BOUNCING	835.0
5.5		12	20/175	-silty, sandy.				
6.0		13		-saturated sand lense from 5.75 to 6.0m depth.				834.0
6.5		14		-hard from 6.0m.				
7.0		15		-some sand lenses.			TOO MUCH SLOUGHING FOR SPT.	833.0
7.5		16						
8.0		17		-silty, some sand, trace gravel, coal.				832.0
8.4				DEPTH OF TESTHOLE 8.4 METERS WATER @ 5.1m UPON COMPLETION SLOUGH TO 6.0m UPON COMPLETION STANDPIPE INSTALLED				831.0

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.40 m
		REVIEWED BY: CD	COMPLETION DATE: 1/28/14
		FIGURE NO.: 1	Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-02		
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/28/14		PROJECT NO.: 1-17516		
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.22 m		
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM	
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 ▲ STANDARD PENETRATION (N) ▲ 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80 </div> <div> SAMPLE TYPE SAMPLE NO. SPT (N) </div> </div>						
Depth (m)	SOIL DESCRIPTION		USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
<div style="position: relative; height: 800px;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-left: 1px solid black;"></div> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-right: 1px solid black;"></div> </div>	<div style="position: relative; height: 800px;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-left: 1px solid black;"></div> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-right: 1px solid black;"></div> </div>		<div style="position: relative; height: 800px;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-left: 1px solid black;"></div> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-right: 1px solid black;"></div> </div>	<div style="position: relative; height: 800px;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-left: 1px solid black;"></div> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-right: 1px solid black;"></div> </div>	<div style="position: relative; height: 800px;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-left: 1px solid black;"></div> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-right: 1px solid black;"></div> </div>	<div style="position: relative; height: 800px;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-left: 1px solid black;"></div> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; border-right: 1px solid black;"></div> </div>
1.0	FILL: Topsoil, black to 150mm depth. CLAY TILL: Silty, firm, medium plastic, moist to wet, brown, trace gravel, oxide, coal, grey streaks. -stiff from 600mm depth, -trace gravel, oxide, coal, grey streaks, white deposits. -very stiff, moist from 1.35m depth.		FILL			840.0
2.0			TILL			839.0
3.0						838.0
4.0	AUGER REFUSAL @ 3.05 METERS DEPTH OF TESTHOLE 3.05 METERS DRY UPON COMPLETION NO SLOUGH UPON COMPLETION BACKFILLED				Potential large cobble or boulder encountered	837.0
5.0						836.0
6.0						835.0
7.0						834.0
8.0						833.0
9.0						832.0
						831.0

9632 - 54 AVENUE NW
EDMONTON, AB
T6E 5V1

LOGGED BY: TD
REVIEWED BY: CD
FIGURE NO.: 2

COMPLETION DEPTH: 3.05 m
COMPLETION DATE: 1/28/14
Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-03	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/28/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.39 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			

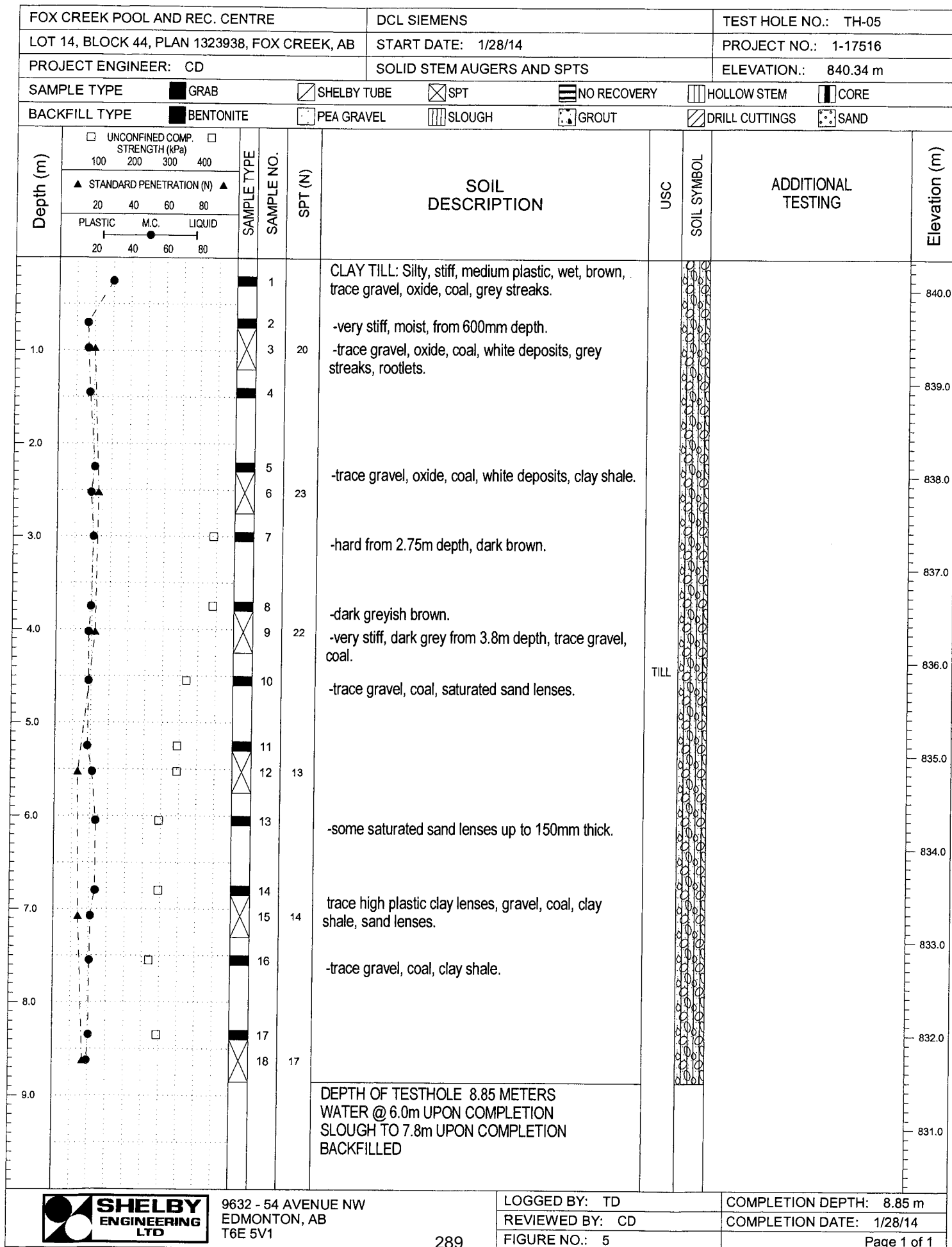
Depth (m)	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 </div> <div> <input type="checkbox"/> STANDARD PENETRATION (N) 20 40 60 80 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>PLASTIC</div> <div>M.C.</div> <div>LIQUID</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>20</div> <div>40</div> <div>60</div> <div>80</div> </div>	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
				FILL: Peat, soft, wet, black to 125mm depth.	FILL			840.0	
1.0			12	CLAY TILL: Silty, stiff, medium plastic, wet, brown, trace gravel, oxide, coal, grey streaks.					
				-trace gravel, oxide, coal, white deposits, grey streaks.					
2.0				-very stiff from 1.4m depth, trace gravel, oxide, coal, grey streaks, sand pockets.				839.0	
			19				WATER LEVEL @ 2.30m AFTER 3 DAYS	838.0	
3.0			7	-dark brown from 2.75m depth.					
					TILL			837.0	
4.0			22	-dark brownish grey from 3.5m depth, trace gravel, coal.					
				-trace to some saturated sand lenses, trace gravel, coal, clay shale.				836.0	
5.0									
			28	-some saturated sand lenses up to 300mm thick.				835.0	
6.0				SAND: Silty, compact, fine grained, wet, grey.	SM		SCREEN ANALYSIS REPORT ATTACHED	834.0	
7.0			26						
				CLAY TILL: Silty, very stiff, medium plastic, moist, trace gravel, coal, clay shale.	TILL			833.0	
8.0				-hard from 8.1m, trace gravel, coal, clay shale, sand pockets.			TOO MUCH SLOUGH FOR SPT	832.0	
9.0				DEPTH OF TESTHOLE 8.4 METERS WATER @ 2.45m UPON COMPLETION SLOUGH TO 3.95m UPON COMPLETION STANDPIPE INSTALLED				831.0	

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.40 m
		REVIEWED BY: CD	COMPLETION DATE: 1/28/14
		FIGURE NO.: 3	Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-04	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/28/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.22 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			

Depth (m)	<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div> <input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 </div> <div> <input checked="" type="checkbox"/> STANDARD PENETRATION (N) <input checked="" type="checkbox"/> 20 40 60 80 </div> </div> <div style="display: flex; justify-content: space-between; font-size: 0.7em;"> <div>PLASTIC</div> <div>M.C.</div> <div>LIQUID</div> </div> <div style="display: flex; justify-content: space-between; font-size: 0.7em;"> <div>20</div> <div>40</div> <div>60</div> <div>80</div> </div>	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
				FILL: Peat, soft, moist to wet, black to 150mm depth.	PT			840.0	
1.0			10	CLAY TILL: Silty, stiff, medium plastic, wet, grey to 450mm then brown from 450mm depth, some sand, trace gravel, oxide, coal, grey streaks.				839.0	
				-trace gravel, oxide, coal, white deposits, sand pockets, from 760mm.					
				-moist.					
2.0								838.0	
			12						
3.0				-very stiff, brownish grey from 2.75m depth, trace gravel, coal.				837.0	
4.0			14					836.0	
5.0			17					835.0	
6.0								834.0	
7.0			16					833.0	
8.0								832.0	
9.0			20					831.0	
				DEPTH OF TESTHOLE 8.85 METERS DRY UPON COMPLETION NO SLOUGH UPON COMPLETION BACKFILLED					

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.85 m
		REVIEWED BY: CD	COMPLETION DATE: 1/28/14
	288	FIGURE NO.: 4	Page 1 of 1



9632 - 54 AVENUE NW
EDMONTON, AB
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REVIEWED BY: CD

FIGURE NO.: 5

COMPLETION DEPTH: 8.85 m

COMPLETION DATE: 1/28/14

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FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-06	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/28/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.43 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 </div> <div> <input type="checkbox"/> STANDARD PENETRATION (N) 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80 </div> </div>					

Depth (m)	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
				FILL: Topsoil black to 100mm depth.	FILL			840.0
1.0		1		CLAY TILL: Silty, stiff, medium plastic, moist, brown, some sand, trace gravel, oxide, coal.			N=10 THEN BOUNCING	
		2		-trace gravel, oxide, coal, grey streaks.				
		3						
2.0		4		-very stiff from 1.4m depth, trace gravel, oxide, coal, white deposits.			SO4=0.0%	839.0
		5						
3.0		6	15				WATER LEVEL @ 2.40m AFTER 3 DAYS	838.0
		7		-very stiff to hard from 2.9m depth, grey, trace gravel, coal.				837.0
4.0		8						
		9	13	-silty, sandy, very stiff from 3.65m depth, trace gravel, coal, sand lenses.				836.0
5.0		10		-trace gravel, coal, clay shale, saturated sand lenses from 4.5m depth.				
		11						835.0
6.0		12	20					
		13						834.0
7.0		14						
		15	19					833.0
8.0		16						
		17						832.0
9.0				DEPTH OF TESTHOLE 8.4 METERS WATER @ 3.6m UPON COMPLETION SLOUGH TO 7.1m UPON COMPLETION STANDPIPE INSTALLED			TOO MUCH SLOUGH FOR SPT	831.0

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.40 m
		REVIEWED BY: CD	COMPLETION DATE: 1/28/14
	290	FIGURE NO.: 6	Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-07	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/28/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.34 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE		<input checked="" type="checkbox"/> SPT	
<input checked="" type="checkbox"/> BENTONITE		<input checked="" type="checkbox"/> PEA GRAVEL		<input checked="" type="checkbox"/> SLOUGH	
		<input checked="" type="checkbox"/> GROUT		<input checked="" type="checkbox"/> DRILL CUTTINGS	
		<input checked="" type="checkbox"/> NO RECOVERY		<input checked="" type="checkbox"/> HOLLOW STEM	
				<input checked="" type="checkbox"/> CORE	

Depth (m)	<input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 ▲ STANDARD PENETRATION (N) ▲ 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
0.0			1						840.0
0.5			2						
1.0			3	15					
1.5			4						839.0
2.0			5						
2.5			6	27					838.0
3.0			7						
3.5			8						
4.0			9	33					837.0
4.5			10						836.0
5.0			11						
5.5			12						835.0
6.0			13						
6.5			14						834.0
7.0			15						833.0
7.5									
8.0									832.0
8.4									831.0

CLAY TILL: Silty, stiff to very stiff, medium plastic, moist, brown, some sand, trace gravel, oxide, coal, grey streaks.

-trace gravel, oxide, coal, white deposits, silt pockets, grey streaks.

-very stiff from 1.4m depth.

-very stiff to hard from 2.1m depth.

SAND: Clayey, compact, low plastic, wet, brown, some silt, trace gravel, oxide, coal.

-silty, dense, fine grained, some clay from 2.95m depth.

-trace coal.

-loose to compact, saturated from 4.75m depth.

-dense, wet from 6.0m depth.

DEPTH OF TESTHOLE 8.4 METERS
WATER @ 2.75m UPON COMPLETION
SLOUGH TO 4.8m UPON COMPLETION
BACKFILLED

TILL

SC

SM

TOO MUCH SLOUGH FOR SPT



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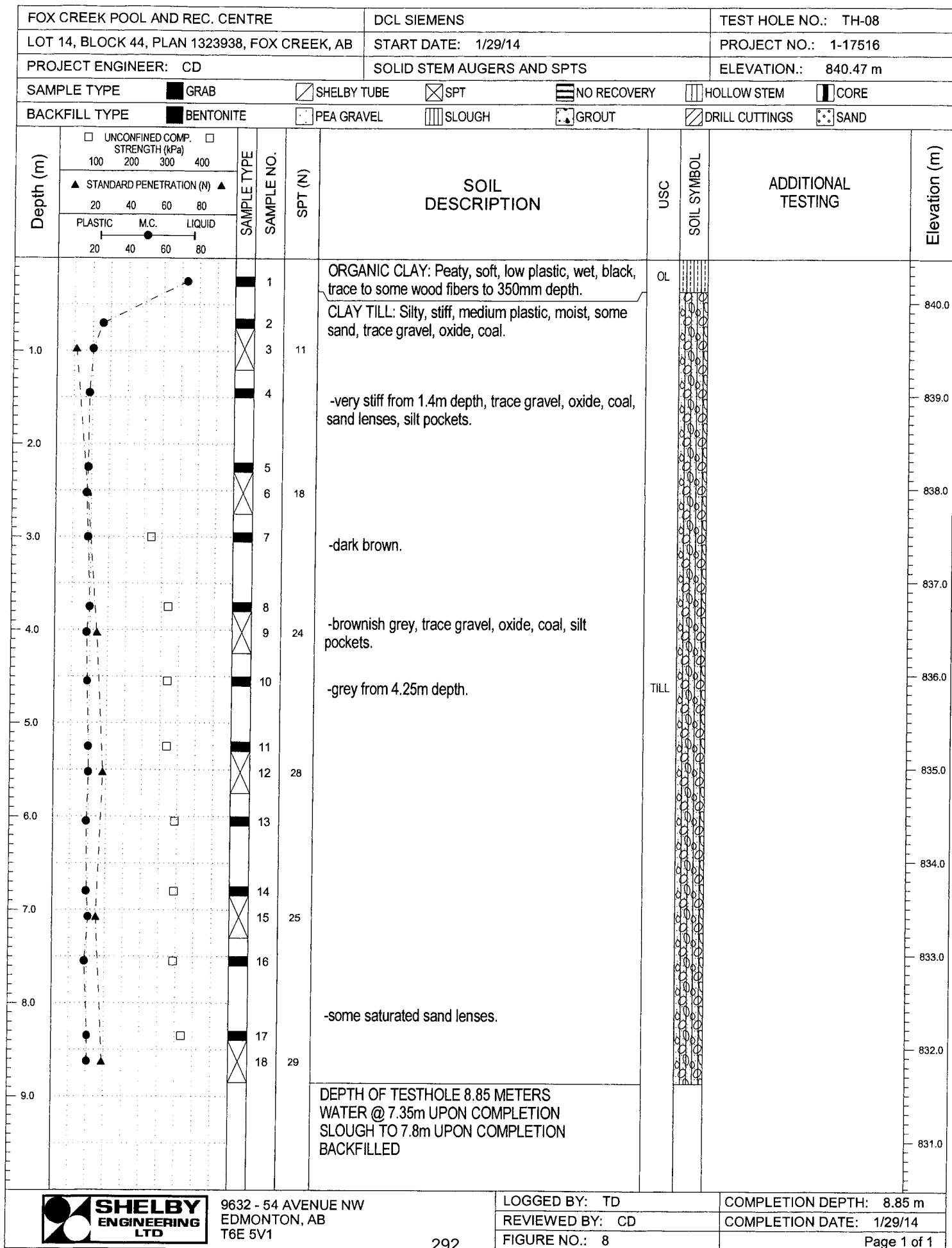
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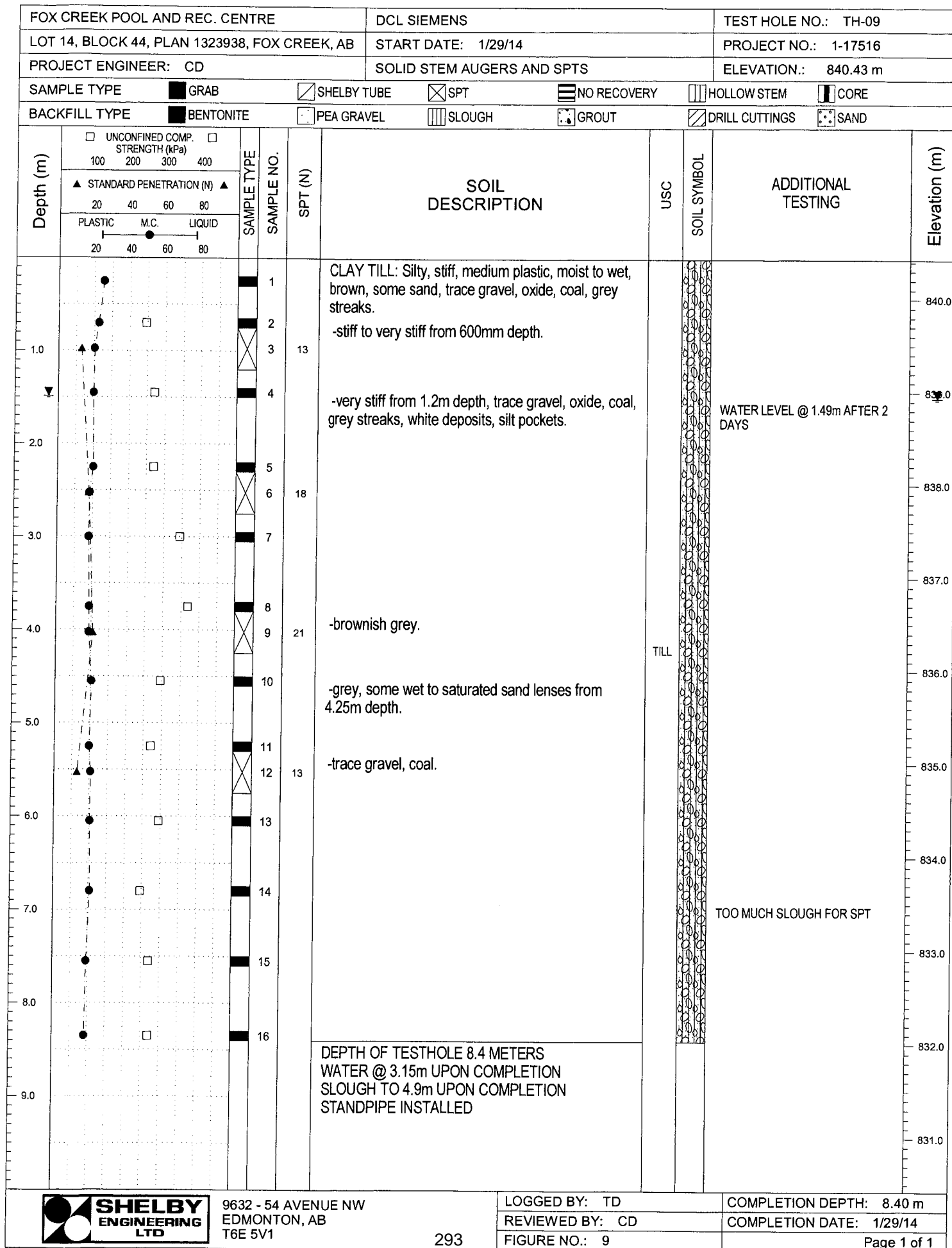
FIGURE NO.: 7

COMPLETION DEPTH: 8.40 m

COMPLETION DATE: 1/28/14

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FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-10	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/29/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.70 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			

Depth (m)	UNCONFINED COMP. STRENGTH (kPa)		SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
	▲ STANDARD PENETRATION (N) ▲									
	PLASTIC M.C. LIQUID									
	20	40								
0.0				1		CLAY TILL: Silty, frozen, medium plastic, brown, trace gravel, oxide, coal, silt pockets, grey streaks.				840.0
0.5				2						
1.0				3						
1.5				4		-very stiff to hard, moist from 1.2m depth, trace gravel, oxide, coal, silt pockets, white deposits.			FROST TO 900mm DEPTH UPON DRILLING	839.0
2.0				5						
2.5				6	23	-trace to some wet sand lenses.				
3.0				7					WATER LEVEL @ 2.87m AFTER 2 DAYS	838.0
3.5				8						
4.0				9	21	-brownish grey.	TILL			837.0
4.5				10		-very stiff, grey, some saturated sand lenses from 4.25m depth.				836.0
5.0				11						
5.5				12	20	-trace gravel, oxide, coal.				835.0
6.0				13						
6.5				14						834.0
7.0				15		SAND: Silty, dense, non to low plastic, moist to wet, dark grey, some clay to clayey, till like.	SC		SO4=0.0%	833.0
7.5				16						832.0
8.0						DEPTH OF TESTHOLE 8.4 METERS WATER @ 3.3m UPON COMPLETION SLOUGH TO 4.1m UPON COMPLETION STANDPIPE INSTALLED				831.0

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.40 m
		REVIEWED BY: CD	COMPLETION DATE: 1/29/14
		FIGURE NO.: 10	Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-11	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/29/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.31 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			

Depth (m)	UNCONFINED COMP. STRENGTH (kPa)				SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
	100	200	300	400								
	▲ STANDARD PENETRATION (N) ▲											
	PLASTIC M.C. LIQUID											
1.0						1		CLAY TILL: Silty, firm to stiff, medium plastic, wet, some sand, trace gravel, oxide, coal, rootlets.				840.0
						2						
						3	10	-stiff, moist to wet, from 450mm depth, trace gravel, oxide, coal.				
						4						
2.0						5		-very stiff, moist from 1.4m depth.				839.0
						6	16	-trace gravel, oxide, coal, sand lenses.	TILL			838.0
						7						
3.0						8		-brownish grey from 2.95m depth.				837.0
						9	25					
4.0						10		-silty, sandy, trace gravel, oxide, coal.				836.0
						11		SAND: Silty, compact to dense, fine grained, wet, black & grey, trace3 to some clay.				835.0
5.0						12	26					
						13		-grey from 6.0m depth.	SM			834.0
6.0						14						
7.0						15		CLAY TILL: Silty, very stiff, medium plastic, moist, grey, some sand, trace gravel, coal, white deposits.			TOO MUCH SLOUGH FOR SPT	833.0
						16			TILL			832.0
8.0												
9.0								DEPTH OF TESTHOLE 8.4 METERS WATER @ 2.75m UPON COMPLETION SLOUGH TO 4.8m UPON COMPLETION BACKFILLED				831.0

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.40 m
		REVIEWED BY: CD	COMPLETION DATE: 1/29/14
	295	FIGURE NO.: 11	Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-12	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/29/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.43 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			

Depth (m)	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 </div> <div> ▲ STANDARD PENETRATION (N) ▲ 20 40 60 80 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>PLASTIC</div> <div>M.C.</div> <div>LIQUID</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>20</div> <div>40</div> <div>60</div> <div>80</div> </div>	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
1.0			13	CLAY TILL: Silty, firm to stiff, medium plastic, wet, brown, some sand, trace gravel, oxide, coal, grey streaks. -stiff, moist from 450mm depth.				840.0	
2.0			22	-very stiff from 1.35m depth, trace gravel, oxide, coal, white deposits, sand lenses, grey streaks. -greyish brown.				839.0	
3.0			20	-brownish grey, trace to some wet sand lenses, trace gravel, coal, sand pockets. -grey.				838.0	
4.0			48	-some wet to saturated sand lenses from 4.5m depth. SAND: Silty, dense to very dense, fine grained, moist to wet, black & grey.				837.0	
5.0				CLAY TILL: Silty, very stiff to hard, medium plastic, moist, grey, some sand, saturated sand lenses, trace gravel, coal. -very stiff.				836.0	
6.0				SAND: Silty, dense, fine grained, wet, dark grey, trace clay. -wet to saturated.				835.0	
7.0								834.0	
8.0								833.0	
9.0								832.0	
								831.0	

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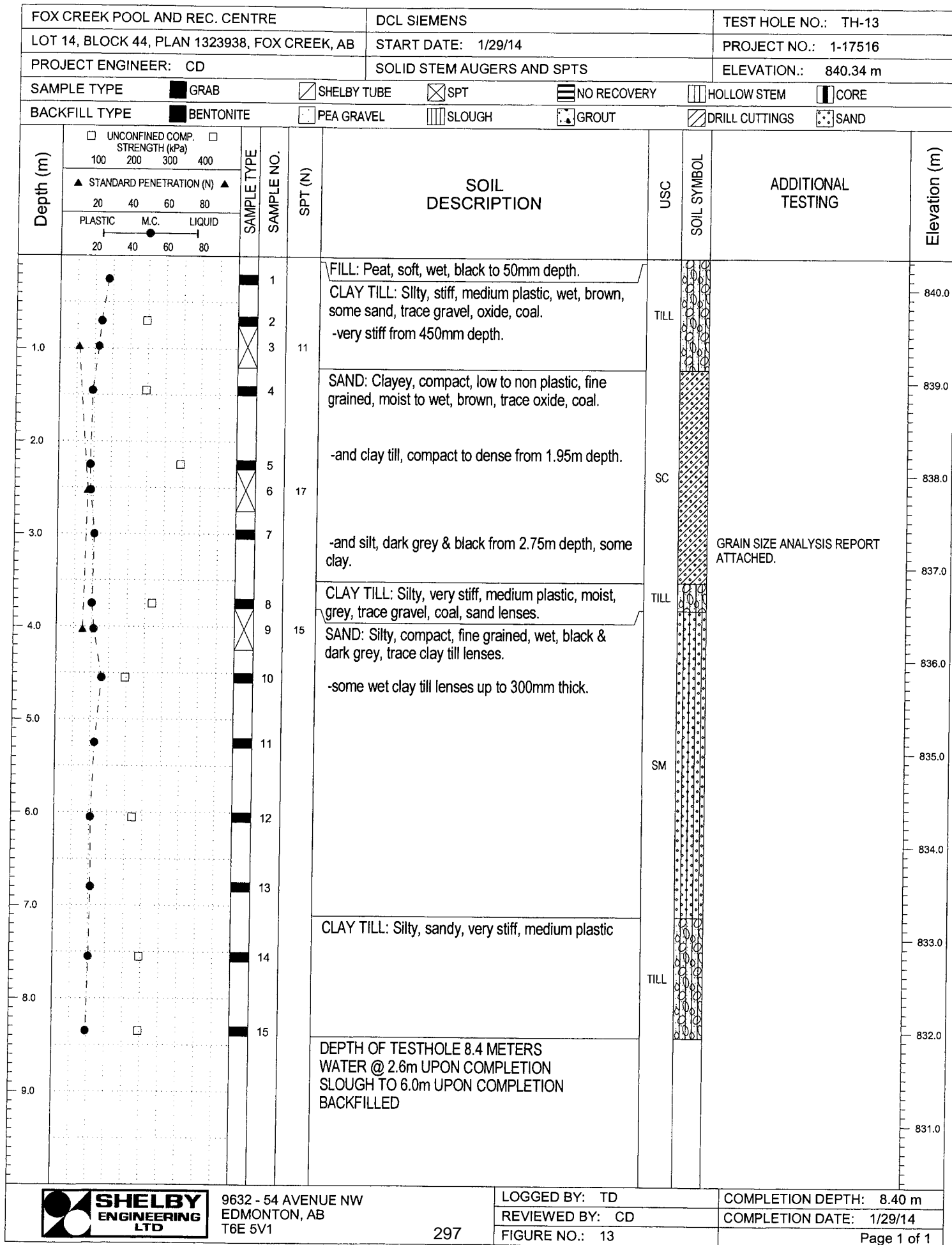
FIGURE NO.: 12

COMPLETION DEPTH: 8.40 m

COMPLETION DATE: 1/29/14

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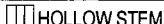


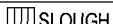

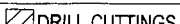



FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-14	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/29/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.52 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			


Depth (m)	UNCONFINED COMP. STRENGTH (kPa)		SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
	▲ STANDARD PENETRATION (N) ▲									
	PLASTIC M.C. LIQUID									
	20	40								
0.0				1		FILL: Topsoil, fibrous, soft, low plastic, moist to wet, black to 200mm depth.				840.0
0.5				2		CLAY TILL: Silty, stiff, medium plastic, moist, brown, some sand, trace gravel, oxide, coal, grey streaks, silt pockets.			SO4=0.0%	839.0
1.0				3	10					
1.5				4		-very stiff, moist from 1.4m depth.				838.0
2.0				5					N=2 THEN BOUNCING	837.0
2.5				6						
3.0				7		-greyish brown, some saturated sand lenses from 2.95m depth.				836.0
3.5				8						
4.0				9		-hard from 3.6m depth.			SPT BOUNCING @ 1 BLOW, NO RECOVERY	835.0
4.5				10						
5.0				11		-very stiff, grey from 4.25m depth, trace gravel, coal, white deposits.				834.0
5.5				12						
6.0				13						833.0
6.5				14		-trace gravel, coal, clay shale.				
7.0				15						832.0
7.5										831.0
8.0						DEPTH OF TESTHOLE 8.4 METERS WATER @ 2.1m UPON COMPLETION SLOUGH TO 2.75m UPON COMPLETION BACKFILLED				

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.40 m
		REVIEWED BY: CD	COMPLETION DATE: 1/29/14
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FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-15	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/29/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.27 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input checked="" type="checkbox"/> NO RECOVERY	<input checked="" type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input checked="" type="checkbox"/> PEA GRAVEL	<input checked="" type="checkbox"/> SLOUGH	<input checked="" type="checkbox"/> GROUT	<input checked="" type="checkbox"/> DRILL CUTTINGS
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p><input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa)</p> <p>100 200 300 400</p> <p>▲ STANDARD PENETRATION (N) ▲</p> <p>20 40 60 80</p> <p>PLASTIC M.C. LIQUID</p> <p>20 40 60 80</p> </div> <div style="width: 30%;"> <p>SAMPLE TYPE</p> <p>SAMPLE NO.</p> <p>SPT (N)</p> </div> <div style="width: 30%;"> <p>USC</p> <p>SOIL SYMBOL</p> <p>ADDITIONAL TESTING</p> </div> </div>					
SOIL DESCRIPTION					
<p>Depth (m)</p> <p>1.0</p> <p>2.0</p> <p>3.0</p> <p>4.0</p> <p>5.0</p> <p>6.0</p> <p>7.0</p> <p>8.0</p> <p>9.0</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p>	<p>13</p> <p>25</p> <p>20</p> <p>24</p>	<p>CLAY TILL: Silty, stiff, medium plastic, moist, brown, some sand, trace gravel, oxide, coal, grey streaks, silt pockets.</p> <p>-stiff to very stiff from 600mm depth.</p> <p>-silty, sandy, very stiff to hard from 1.4m depth, trace gravel, oxide, coal, sand lenses.</p> <p>-hard from 1.95m depth.</p> <p>SAND: Silty, compact, fine grained, moist, brown & dark grey.</p> <p>-some clay till lenses.</p> <p>-trace coal seams.</p> <p>CLAY TILL: Silty, hard, medium plastic, moist, grey, trace gravel, coal, clay shale, white deposits.</p> <p>SAND: Silty, compact to dense, fine grained, moist, grey.</p> <p>-wet from 6.55m depth.</p> <p>-saturated from 7.25m depth.</p> <p>DEPTH OF TESTHOLE 8.4 METERS WATER @ 4.25m UPON COMPLETION SLOUGH TO 5.1m UPON COMPLETION BACKFILLED</p>		<p>840.0</p> <p>839.0</p> <p>838.0</p> <p>837.0</p> <p>836.0</p> <p>835.0</p> <p>834.0</p> <p>833.0</p> <p>832.0</p> <p>831.0</p>
		9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1		LOGGED BY: TD REVIEWED BY: CD FIGURE NO.: 15	COMPLETION DEPTH: 8.40 m COMPLETION DATE: 1/29/14

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-16	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/30/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.26 m	
SAMPLE TYPE  GRAB		 SHELBY TUBE		 SPT	
		 NO RECOVERY		 HOLLOW STEM	
BACKFILL TYPE  BENTONITE		 PEA GRAVEL		 SLOUGH	
		 GROUT		 DRILL CUTTINGS	
				 SAND	

Depth (m)	UNCONFINED COMP. STRENGTH (kPa)			SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
	STANDARD PENETRATION (N)										
	PLASTIC	M.C.	LIQUID								
0.0					1		PEAT: Soft, black to 200mm depth.	PT			840.0
0.5					2		CLAY TILL: Silty, soft, medium plastic, wet, brown, trace gravel, oxides, coal, grey streaks.				
1.0					3	12	-stiff, moist from 450mm depth.				
1.5					4		-very stiff to hard.				839.0
2.0					5						
2.5					6	22	-very stiff, greyish brown, trace gravel, oxides, coal, silt pockets.			WATER LEVEL @ 2.32m AFTER 1 DAY	838.0
3.0					7		-hard, dark grey.				
3.5					8						837.0
4.0					9	20					
4.5					10		-trace gravel, coal, saturated sand lenses.				836.0
5.0					11						
5.5					12	21					835.0
6.0					13					SO4 = 0.00%	834.0
6.5					14						
7.0					15	15	SAND: Silty, compact, fine grained, wet, dark grey.				833.0
7.5					16						
8.0					17						832.0
8.4							DEPTH OF TESTHOLE 8.40 METERS. WATER @ 3.05 METERS ON COMPLETION. SLOUGH @ 5.8 METERS ON COMPLETION. STANDPIPE INSTALLED.				831.0



9632 - 54 AVENUE NW

EDMONTON, AB

T6E 5V1

LOGGED BY: TD

REVIEWED BY: CD

FIGURE NO.: 16

COMPLETION DEPTH: 8.40 m

COMPLETION DATE: 1/30/14

300

Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-17				
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/30/14		PROJECT NO.: 1-17516				
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.24 m				
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM			
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS			
<input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 ▲ STANDARD PENETRATION (N) ▲ 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80								
Depth (m)	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
0.0		1		CLAY TILL: Silty, firm, medium plastic, wet, trace gravel, oxides, coal, grey streaks.				840.0
0.5		2		-stiff, moist from 450mm depth.				
1.0		3	9					839.0
1.5		4		-very stiff.				
2.0		5		-hard.				838.0
2.5		6	21					
3.0		7		-brownish grey, trace gravel, oxides, coal.				837.0
3.5		8						
4.0		9	21	-trace gravel, coal.				
4.5		10		-trace gravel, coal, saturated sand lenses.				836.0
5.0		11						
5.5		12	15	-very stiff.				835.0
6.0		13		-stiff to very stiff.				
6.5		14		-very stiff to hard.				834.0
7.0		15	28					
7.5		16		-some saturated sand lenses.				833.0
8.0		17		-hard.				832.0
8.40				DEPTH OF TESTHOLE 8.40 METERS. WATER @ 3.95 METERS ON COMPLETION. SLOUGH @ 5.95 METERS ON COMPLETION. TESTHOLE BACKFILLED.				831.0



9632 - 54 AVENUE NW
EDMONTON, AB
T6E 5V1

LOGGED BY: TD

REVIEWED BY: CD

FIGURE NO.: 17

COMPLETION DEPTH: 8.40 m

COMPLETION DATE: 1/30/14

Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-18	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/30/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.45 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input checked="" type="checkbox"/> SHELBY TUBE	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			

Depth (m)	<input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 ▲ STANDARD PENETRATION (N) ▲ 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
0.0			1		TOPSOIL: Black, some roots to 100mm depth.	OL			840.0
0.5			2		CLAY TILL: Silty, stiff, medium plastic, moist, brown, some sand, trace gravel, oxides, coal.				
1.0			3	11	-moist to wet, trace gravel, oxides, coal, sand lenses.				
1.5			4		-very stiff, trace gravel, oxides, coal, sand lenses, white deposits, grey streaks.				
2.0			5						
2.5			6	17	-hard	TILL			838.0
3.0			7		-brownish grey, trace gravel, oxides, coal, saturated sand lenses, white deposits.				837.0
3.5			8						
4.0			9	20	-grey, trace gravel, coal, saturated sand lenses, white deposits.				836.0
4.5			10		SAND: Silty, compact, fine grained, saturated, brown & grey, trace clay till lenses, coal.				
5.0			11						
5.5			12	26					835.0
6.0			13		-grey.				
6.5			14			SM			834.0
7.0			15						833.0
7.5			16						832.0
8.0					DEPTH OF TESTHOLE 8.40 METERS. WATER @ 3.65 METERS ON COMPLETION. SLOUGH @ 5.2 METERS ON COMPLETION. STANDPIPE INSTALLED.				831.0

9632 - 54 AVENUE NW
EDMONTON, AB
T6E 5V1

LOGGED BY: TD


REVIEWED BY: CD

FIGURE NO.: 18

COMPLETION DEPTH: 8.40 m

COMPLETION DATE: 1/30/14













Page 1 of 1

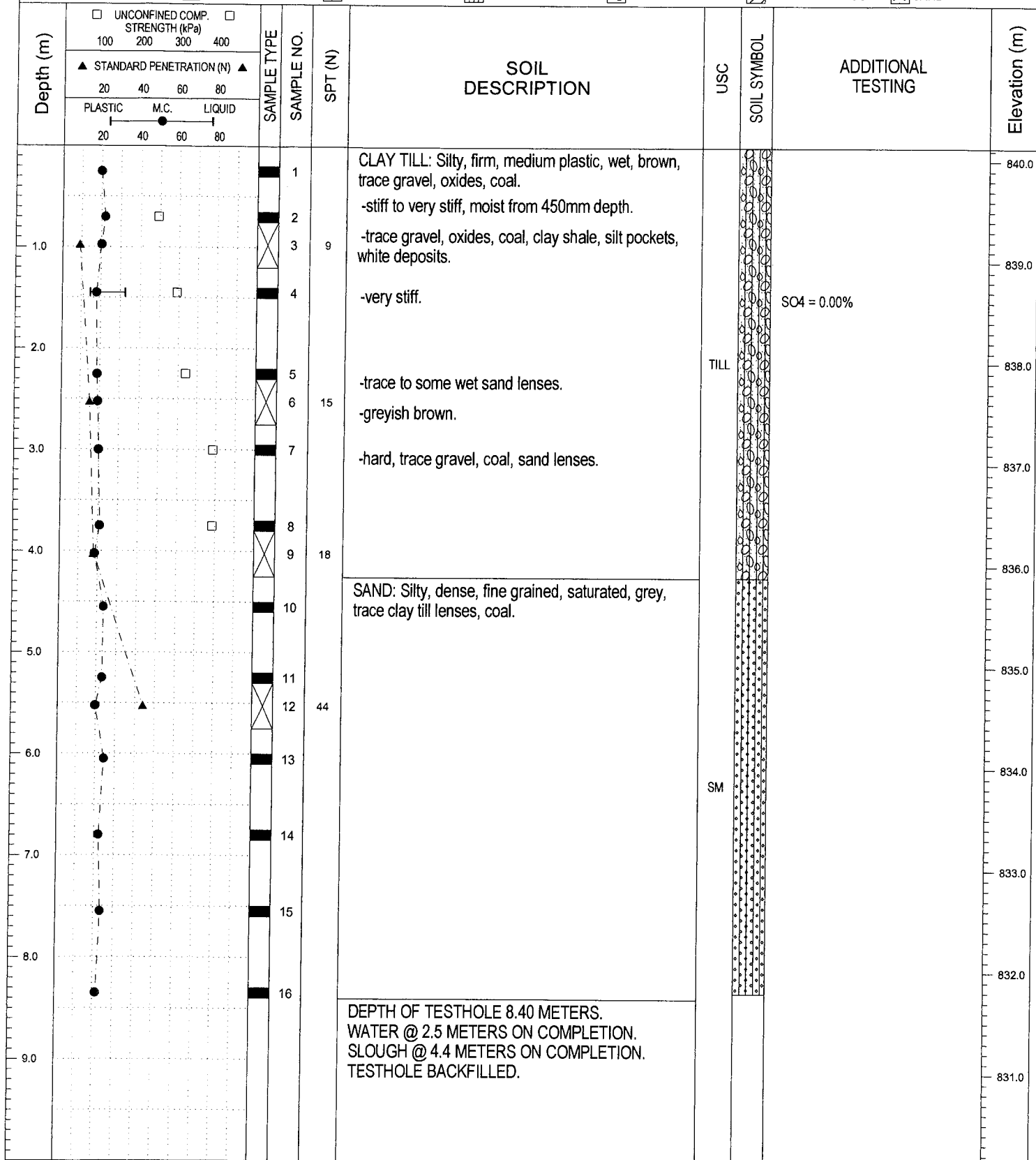
FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-19					
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/30/14		PROJECT NO.: 1-17516					
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.72 m					
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB <input type="checkbox"/> SHELBY TUBE <input type="checkbox"/> SPT <input type="checkbox"/> NO RECOVERY <input type="checkbox"/> HOLLOW STEM <input type="checkbox"/> CORE									
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE <input type="checkbox"/> PEA GRAVEL <input type="checkbox"/> SLOUGH <input type="checkbox"/> GROUT <input type="checkbox"/> DRILL CUTTINGS <input type="checkbox"/> SAND									
Depth (m)	<input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 ▲ STANDARD PENETRATION (N) ▲ 20 40 60 80 PLASTIC M.C. LIQUID 20 40 60 80	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
0.0			1		CLAY TILL: Silty, very stiff, medium plastic, moist, brown, trace gravel, oxides, coal, silt pockets.				840.0
0.5			2		-very stiff to hard.				839.0
1.0			3	23					
1.5			4		-hard, some sand lenses to 300mm thick.				
2.0			5						
2.5			6	25	-trace gravel, oxides, coal, silt pockets, grey streaks, white deposits.				
3.0			7		-silty, sandy, very stiff, grey, trace gravel, coal, clay shale, white deposits.				
3.5			8						
4.0			9	22					
4.5			10		-hard, trace gravel, coal, sand lenses, white deposits.				
5.0			11						
5.5			12	20					
6.0			13		-free water.				
6.5			14		-very stiff.				
7.0			15	20					
7.5			16						
8.0			17						
8.5			18	22					
9.0					DEPTH OF TESTHOLE 8.85 METERS. WATER @ 7.3 METERS ON COMPLETION. NO SLOUGH. STANDPIPE INSTALLED.				831.0
<div style="display: flex; justify-content: space-between;"> <div>  <p>9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1</p> </div> <div> <p>LOGGED BY: TD</p> <p>REVIEWED BY: CD</p> <p>FIGURE NO.: 19</p> </div> <div> <p>COMPLETION DEPTH: 8.85 m</p> <p>COMPLETION DATE: 1/30/14</p> </div> </div>									

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-21	
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/30/14		PROJECT NO.: 1-17516	
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.20 m	
SAMPLE TYPE <input checked="" type="checkbox"/> GRAB		<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> SPT	<input type="checkbox"/> NO RECOVERY	<input type="checkbox"/> HOLLOW STEM
BACKFILL TYPE <input checked="" type="checkbox"/> BENTONITE		<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS
		<input type="checkbox"/> SAND			

Depth (m)	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> UNCONFINED COMP. STRENGTH (kPa) 100 200 300 400 </div> <div> <input type="checkbox"/> STANDARD PENETRATION (N) 20 40 60 80 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>PLASTIC 20 40 60 80</div> <div>M.C.</div> <div>LIQUID 20 40 60 80</div> </div>	SAMPLE TYPE	SAMPLE NO.	SPT (N)	SOIL DESCRIPTION	USC	SOIL SYMBOL	ADDITIONAL TESTING	Elevation (m)
0.0								840.0	
0.5				TOPSOIL: Soft, moist, black, trace rootlets to 350mm depth.	OL				
1.0			6	CLAY TILL: silty, firm, medium plastic, wet, brown, some sand, trace gravel, oxides, coal, grey streaks, white deposits.				839.0	
1.5				-stiff, moist, trace gravel, oxides, coal, silt pockets, grey streaks.					
2.0				-very stiff.				838.0	
2.5			19	-some saturated sand lenses to 300mm thick.			WATER LEVEL @ 2.31m AFTER 1 DAY		
3.0					TILL			837.0	
3.5									
4.0			18	-grey, trace gravel, coal, silt pockets.				836.0	
4.5									
5.0								835.0	
5.5			35						
6.0				SAND: Silty, dense, fine grained, saturated, grey, trace clay till lenses.				834.0	
6.5									
7.0					SM			833.0	
7.5									
8.0								832.0	
8.40			16	CLAY TILL: Silty, hard, medium plastic, moist, frey, trace gravel, coal.	TILL				
8.5				DEPTH OF TESTHOLE 8.40 METERS. WATER @ 3.05 METERS ON COMPLETION. SLOUGH @ 3.5 METERS ON COMPLETION. STANDPIPE INSTALLED.				831.0	

	9632 - 54 AVENUE NW EDMONTON, AB T6E 5V1	LOGGED BY: TD	COMPLETION DEPTH: 8.40 m
		REVIEWED BY: CD	COMPLETION DATE: 1/30/14
		FIGURE NO.: 21	Page 1 of 1

FOX CREEK POOL AND REC. CENTRE		DCL SIEMENS		TEST HOLE NO.: TH-22		
LOT 14, BLOCK 44, PLAN 1323938, FOX CREEK, AB		START DATE: 1/30/14		PROJECT NO.: 1-17516		
PROJECT ENGINEER: CD		SOLID STEM AUGERS AND SPTS		ELEVATION.: 840.13 m		
SAMPLE TYPE	 GRAB	 SHELBY TUBE	 SPT	 NO RECOVERY	 HOLLOW STEM	 CORE
BACKFILL TYPE	 BENTONITE	 PEA GRAVEL	 SLOUGH	 GROUT	 DRILL CUTTINGS	 SAND



9632 - 54 AVENUE NW
EDMONTON, AB
T6E 5V1

306

LOGGED BY: TD

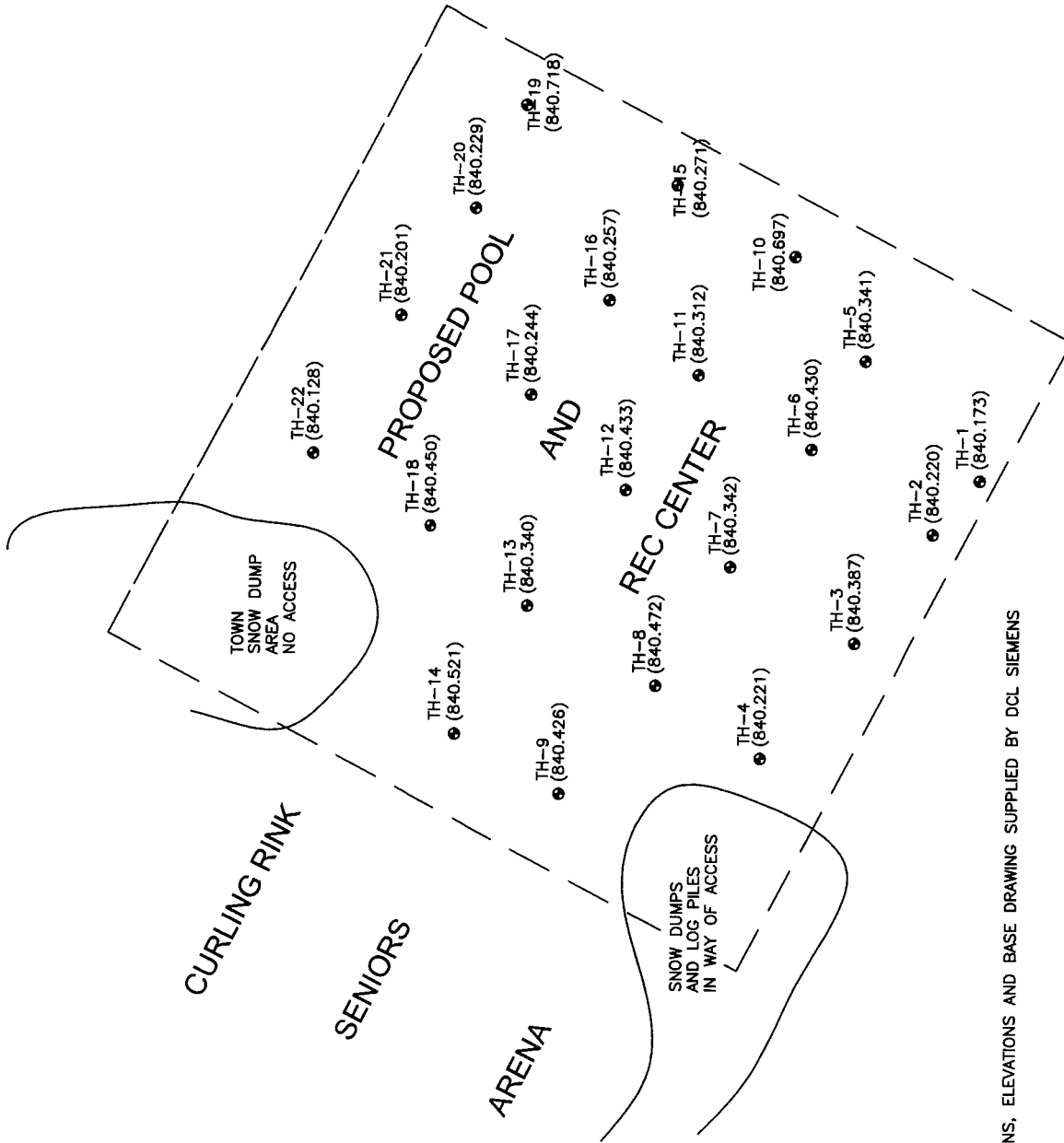
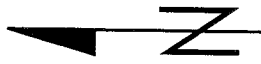
REVIEWED BY: CD

FIGURE NO.: 22

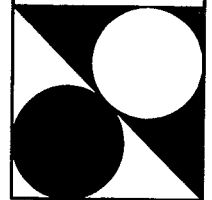
COMPLETION DEPTH: 8.40 m

COMPLETION DATE: 1/30/14

Page 1 of 1



TESTHOLE LOCATIONS, ELEVATIONS AND BASE DRAWING SUPPLIED BY DCL SIEMENS



**SHELBY
ENGINEERING
LTD.**

JOB NO.: 1-17516 DATE: APRIL 2014

SCALE: 1:1000

DWN BY: TD

FIG NO: 23



SCREEN ANALYSIS REPORT

per ASTM 136/ CSA A23.2-2A

Client: DCL Siemens Engineering Ltd.	
Report Distribution:	
Project: Fox Creek Pool& Rec. Center Fox Creek AB	
Attention:	
Figure No.: 24	Job Number: 1-17516

Date Sampled: 28-Jan-14	Date Tested: 14-Feb-14
Crush Count(%): N/A	Sampled By: TD
Moisture Content(%): 18.41	Tested By: RL

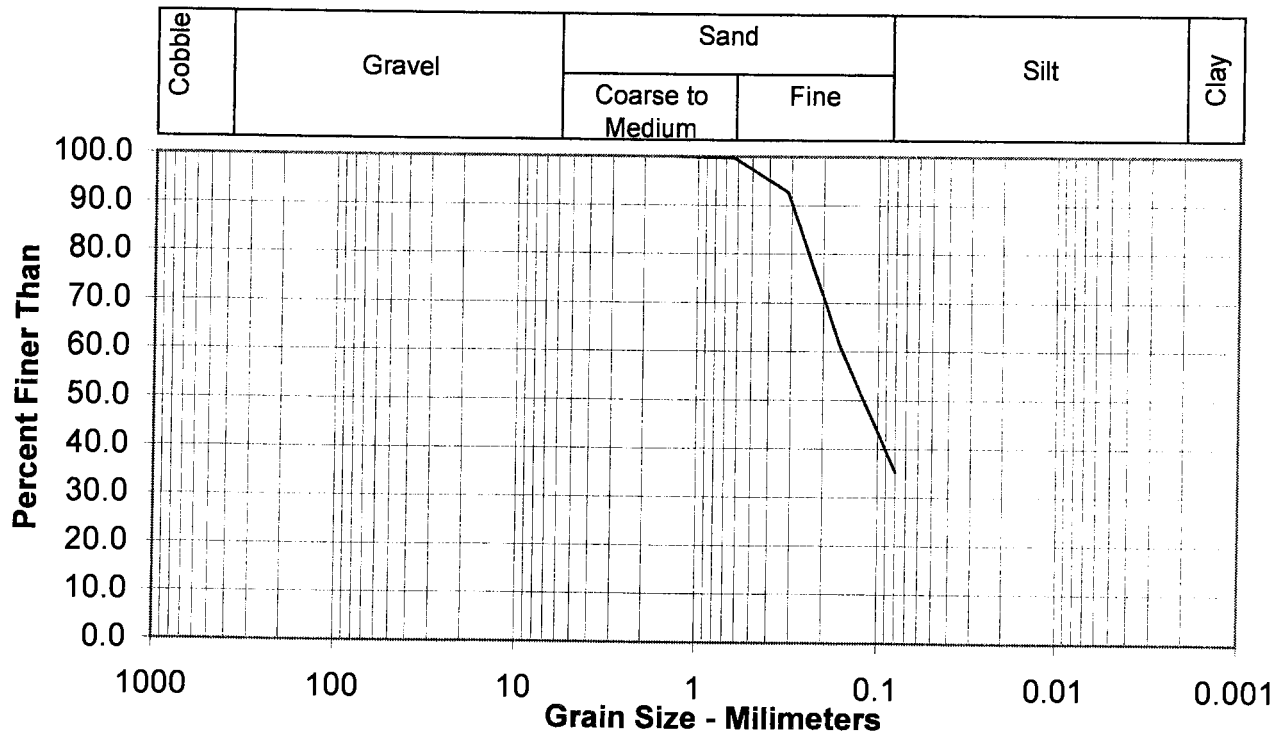
Laboratory number: N/A
Sampled location: TH 3@6.00-6.10m (20.0')
Sample Description: Sand, Silty, trace Clay
Comments:

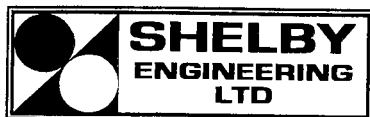
Sieve Size (mm)	Percent Passing
150	
125	
80	
63	
50	
40	
25	
20	
16	
12.5	
10	
5	
2	
1.25	100.0
0.63	99.8
0.315	92.7
0.16	60.7
0.08	35.3

FM: 1.1

Gravel: 0.0% Sand: 64.7% Fines: 35.3%

Reviewed By:





SCREEN ANALYSIS REPORT

per ASTM 136/ CSA A23.2-2A

Client: DCL Siemens Engineering Ltd.	
Report Distribution:	
Project: Fox Creek Pool& Rec. Center Fox Creek AB	
Attention:	
Figure No.: 25	Job Number: 1-17516

Date Sampled: 30-Jan-14	Date Tested: 14-Feb-14
Crush Count(%): N/A	Sampled By: TD
Moisture Content(%): 20.73	Tested By: RL

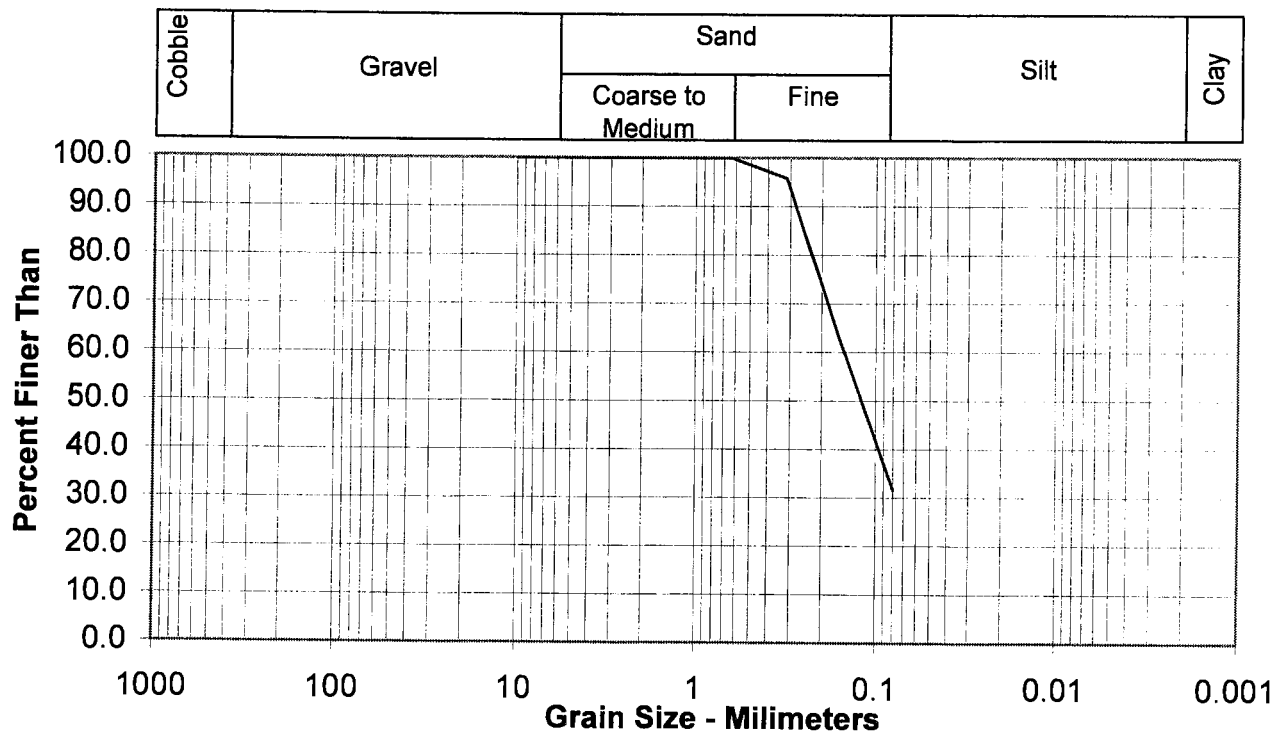
Laboratory number: N/A
Sampled location: TH 18@6.00-6.10m (20.0')
Sample Description: Sand, Silty, trace clay
Comments:

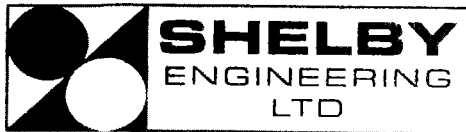
Sieve Size (mm)	Percent Passing
150	
125	
80	
63	
50	
40	
25	
20	
16	
12.5	
10	100.0
5	100.0
2	100.0
1.25	100.0
0.63	99.9
0.315	95.8
0.16	63.0
0.08	31.6

FM: 1.1

Gravel: 0.0% Sand: 68.3% Fines: 31.6%

Reviewed By:





GRAIN-SIZE ANALYSIS REPORT

By ASTM D422 Procedure

Client:	DCL Siemens Engineering Ltd.
Attn:	

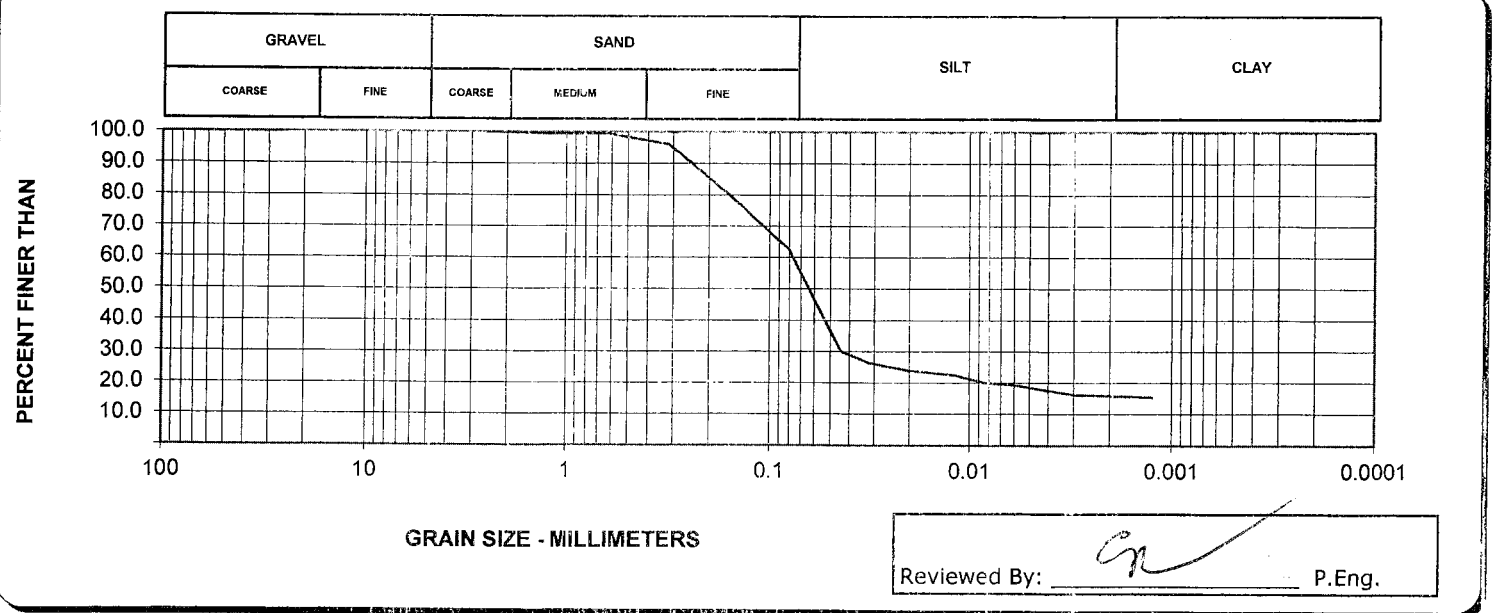
Figure No.:	26
Job Number:	1-17516
Project:	Fox Creek Poll & Rec. Center Fox Creek AB
Report Dist.:	

Date Sampled:	Jan. 30, 2014	Sample Time:	N/A
Sampled Location:	TH-13 @ 3m	Sampled By:	TD
Date Tested:	Feb. 18, 2014	Tested By:	MM
Moisture Content:	18.6%	Crush Count:	N/A
Sample Description:	Sand, and silt, some clay		
Comments:			

Distribution of Material:

% Gravel:	0.0%	% Silt:	41.2%
% Sand:	43.0%	% Clay:	15.8%

Sieve Analysis	Sieve Size (mm)	Percent Passing
Hydrometer	2.5	100.0
	1.25	99.5
	0.63	99.5
	0.315	96.1
	0.16	80.2
	0.08	62.4
	0.0442	30.1
	0.0318	26.2
	0.0203	23.9
	0.0118	22.4
	0.0085	20.1
	0.0060	19.3
	0.0030	16.2
	0.0012	15.4

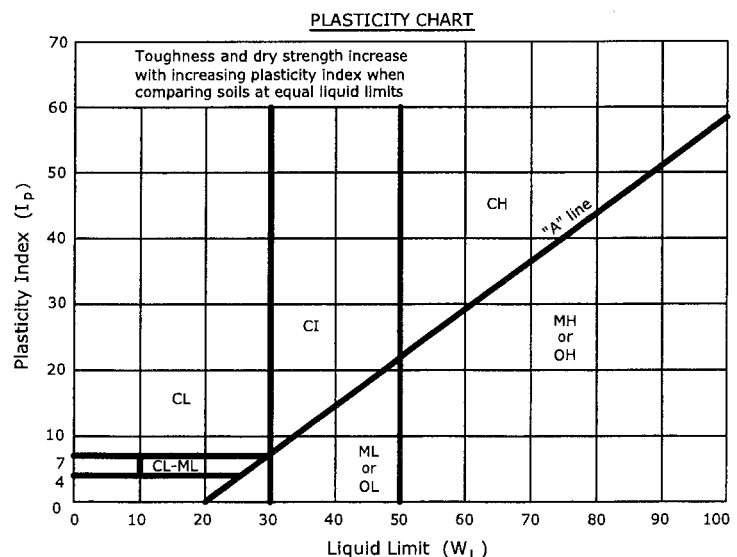


SOIL CLASSIFICATION SYSTEM (MODIFIED U.S.C.)

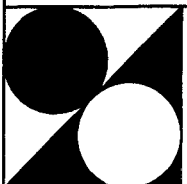
MAJOR DIVISION			GROUP SYMBOL	GRAPHIC SYMBOL	GROUP NAME	LABORATORY CLASSIFICATION CRITERIA	
HIGHLY ORGANIC SOILS			PT		PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOR OR ODOR, AND OFTEN FIBROUS TEXTURE	
COARSE-GRAINED SOILS MORE THAN 50% RETAINED ON NO.200 SIEVE	GRAVELS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO.4 SIEVE	CLEAN GRAVELS LESS THAN 5% FINES	GW		WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, < 5% FINES	$C_u = \frac{D_{60}}{D_{10}} > 4$ $1 \leq C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} \leq 5$	
			GP		POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, < 5% FINES	NOT MEETING ALL ABOVE REQUIREMENTS	
		DIRTY GRAVELS MORE THAN 12% FINES	GM		SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES, > 12% FINES	ATTERBERG LIMITS BELOW "A" LINE OR $I_p < 4$	
			GC		CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES, > 12% FINES	ATTERBERG LIMITS ABOVE "A" LINE OR $I_p > 7$	
	SANDS MORE THAN 50% OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SANDS LESS THAN 5% FINES	SW		WELL-GRADED SANDS, GRAVELLY SANDS, < 5% FINES	$C_u > 6$ and $1 \leq C_c \leq 3$	
			SP		POORLY-GRADED SANDS, OR GRAVELLY SANDS, < 5% FINES	NOT MEETING ALL ABOVE REQUIREMENTS	
		DIRTY SANDS MORE THAN 12% FINES	SM		SILTY SANDS, SAND-SILT MIXTURES, > 12% FINES	ATTERBERG LIMITS BELOW "A" LINE OR $I_p < 4$	
			SC		CLAYEY SANDS, SAND-CLAY MIXTURES, > 12% FINES	ATTERBERG LIMITS ABOVE "A" LINE OR $I_p > 7$	
FINE-GRAINED SOILS MORE THAN 50% PASSES NO. 200 SIEVE	SILTS BELOW "A" LINE ON PLASTICITY CHART; NEGLEGIBLE ORGANIC CONTENT		ML		INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY SANDS OF SLIGHT PLASTICITY	$W_L < 50$	SEE PLASTICITY CHART BELOW
			MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS	$W_L > 50$	
	CLAYS ABOVE "A" LINE ON PLASTICITY CHART; NEGLEGIBLE ORGANIC CONTENT		CL		INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY, OR SILTY CLAYS, LEAN CLAYS	$W_L < 30$	
			CI		INORGANIC CLAYS OF MEDIUM PLASTICITY, SILTY CLAYS	$30 < W_L < 50$	
			CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	$W_L > 50$	
	ORGANIC SILTS AND ORGANIC CLAYS BELOW "A" LINE ON PLASTICITY CHART		OL		ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	$W_L < 50$	
			OH		ORGANIC CLAYS OF HIGH PLASTICITY	$W_L > 50$	

- All sieve sizes mentioned on this chart are U.S. Standard, ASTM E11
- Boundary classifications possessing characteristics of two groups are given combined group symbols. eg. GW-GC is a well-graded gravel-sand mixture with clay binder of between 5% and 12%.
- Soil fractions and limiting textural boundaries are in accordance with the Unified Soil Classification System (ASTM D2487), except that an inorganic clay of medium plasticity (CI) is recognized.
- The following adjectives may be employed to define percentage ranges by weight of minor components (per Canadian Foundation Engineering Manual, 1992):

And - 35% to 50%
(y/ey) - 20% to 35%
Some - 10% to 20%
Trace - 1% to 10%



SOIL CLASSIFICATION CHART



SHELBY
ENGINEERING
LTD

APPENDIX III

Granular Materials Specifications

GRANULAR MATERIALS SPECIFICATIONS

20mm Maximum-Sized Crushed Gravel

1. Material shall be sound, hard durable particles free from elongated particles, organic or other foreign matter.
2. Lightweight particles shall not exceed 2% when tested in heavy liquid with relative density of 2.0.
3. Material shall be uniformly graded between the following gradation limits:

Sieve Size	Percent Passing
20mm	100
5mm	40 - 60
1.25mm	20 - 40
315um	8 - 25
80um	2 - 10

4. Material shall have a liquid limit of the minus 315um fraction not greater than 25% and plasticity index not greater than 6%.
5. Material shall have crushed count (two faces) of plus 5mm material of at least 60%.
6. Crushed gravel shall be compacted to 100% of standard Proctor maximum dry density.

GRANULAR MATERIALS SPECIFICATIONS

80mm Pit Run Gravel

1. Material shall be sound, hard, durable particles free from organic and foreign matter.
2. Material shall be uniformly graded between the following gradation limits:

Sieve Size	Percent Passing
80mm	100
20mm	40 - 60
5mm	20 - 50
80um	0 - 8

3. Material shall have a liquid limit of the minus 315um fraction not greater than 25% and plasticity index not greater than 6%.
4. Material shall have a crushed faces count of plus 5mm material of at least 20%.
5. Pit run gravel shall be compacted to 100% of standard Proctor maximum dry density.

APPENDIX IV

Asphalt Concrete Specifications

ASPHALT CONCRETE SPECIFICATIONS

1. The 50 blow Marshall Mix shall meet the following specification:

Stability	5000 Newtons minimum
Flow	2mm - 4mm
Air Voids	3% - 5%
Voids in Mineral Aggregate	14% minimum

2. The asphaltic cement used in the asphaltic concrete should be 150 – 200 penetration grade.
3. Aggregate shall be sound, hard, strong, free from adherent coatings and organics and be uniformly graded to the following gradation limits:

Sieve Size	Percent Passing
20mm	100
10mm	62 - 82
5mm	44 - 63
1.25mm	27 - 46
315µm	15 - 32
80µm	3 - 10

4. Material shall have a minimum crushed faces count (1 face) of 40% by weight retained on the 5mm sieve.
5. Material shall have a Los Angeles Abrasion number of not greater than 40%.
6. The asphaltic concrete should be compacted to 98% of the 50 blow Marshall.

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Granular Materials Specifications

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SUBMITTO: Todd.Voshell@vosharch.ca and Mike.Belitsky@vosharch.ca

On behalf of the Owner: Town of Fox Creek

PROJECT: Fox Creek Recreation Center Canopies, Fox Creek Alberta

BIDDER:

(Legal Name)

(Street Address)

(City, Province, Postal Code)

1 Bid Price

- 1.1 I/We hereby offer to enter into a Contract to perform the Work required by the Bid Documents, and to furnish all materials, plant and labour necessary for the proper completion of the Work for the Bid Price, the amount of which is in Canadian funds and is inclusive of PST and HST (if applicable) but exclusive of GST, indicated below.

Bid Price Stated in Words (Including Allowances) Dollars \$ _____
Total in Figures

- 1.2 Submitted this _____ day of _____ 2020.
- 1.3 We have included herewith, the required security Bid Bond and Consent of Surety as required by the Instructions to Bidders.
- 1.4 We also confirm receipt of _____ Addenda issued, and considered those Addenda in the preparation of this bid.

2 Declarations

- 2.1 I/We agree to attain Substantial Performance of the Work, within 12 months of executing of the Agreement. OR as defined in the suggested phasing.
- 2.2 I/We state that no person, firm or corporation other than the undersigned has any interest, financial or otherwise, in this Bid or in the proposed Contract for which the Bid is made;
- 2.3 I/We hold that this bid is held irrevocable and is open to acceptance by the Owner until 60 days after the bid closing time.
- 2.4 I/We agree that within five (5) days after notification in writing by the Owner of the acceptance of this Bid, within the time limits of the bid acceptance period stated above, that we will:
- 2.4.1 Execute the Agreement between Owner and Contractor as specified in Section 00 52 13 – Owner - Contractor Agreement

- 2.4.2 Commence construction within seven (7) days of the date of acceptance of this Bid or other period as may be directed in writing by the Owner. Furnish Contract Security as outlined in Section 00 21 13 – Contract Security Attachments.

3 CHANGES

- 3.1 On extra work authorized by Owner, allowance for overhead and profit shall be as follows:
- 3.1.1 For work performed by Contractor's own forces, Contractor shall be entitled to 10% for overhead on actual cost of material and labour and an additional 5% for profit on above total.
- 3.1.2 For work performed by Subcontractors:
- 3.1.2.1 Each Subcontractor shall be entitled to 10% for overhead on actual cost of material and labour and an additional 5% for profit on above total and
- 3.1.2.2 Contractor shall be entitled to 5% of Subcontractors' total.
- 3.1.3 For work performed by Sub-subcontractors:
- 3.1.3.1 Each Sub-subcontractor shall be entitled to 10% for overhead on actual cost of material and labour and additional 5% for profit on above total.
- 3.1.3.2 Subcontractor shall be entitled to 5% of Sub-subcontractors total and
- 3.1.3.3 Contractor shall be entitled to 5% of above total.
- 3.2 If a change results in a decrease in cost, amount of credit to be given to Owner shall be amount of actual decrease, without overhead and profit.
- 3.3 If a change involves both extras and credits and results in an increase in cost, overhead and profit shall be allowed on increase only.
- 3.4 This Bid includes the following:
- 3.4.1 Appendix A – Separate and Itemized Prices.
- 3.4.2 Appendix B – Force Labour and Equipment Rates

4 Signatures

SIGNED, SEALED AND SUBMITTED for and on the behalf of:

Signature of Bidder's Authorized Representative

Name of Bidder's Authorized Representative

Witness's Signature or Corporate Seal

Title or Status of Person Signing Above (Print/Type)

Name/Title of Witness

Contact Name for Required Bid Clarification (If Necessary)

Contact Number(s)

APPENDIX A – SEPARATE PRICE FORM

PROJECT: Fox Creek Recreation Center Canopies

BIDDER: _____
(Legal Name)

SEPARATE PRICES

The following are our Separate Prices for the Work listed hereunder. Such Work and amounts, which are inclusive of PST and HST (if applicable) but exclusive of GST, ARE INCLUDED in our Bid Price.

The Prices listed are firm until date of Substantial Performance of the Project. These prices include all labour, material, equipment, supervision, transportation, financing, overhead and fees to complete the work as listed.

Trade Package	Description of Work	Separate Price
	Phase 1 - Font Canopy	\$
	Phase 2 – South Canopies	\$
	Phase 3 – Extension of HVAC	\$
		\$
		\$

ITEMIZED PRICES

The following Itemized Prices, which are inclusive of PST and HST (if applicable) but exclusive of GST, ARE INCLUDED in our Bid Price and are herein broken out separately for Owner's Accounting purposes.

Trade Package	Description of Work	Itemized Price
	Not Used	

APPENDIX B – FORCE LABOUR AND EQUIPMENT RATES

PROJECT: Fox Creek Recreation Center Canopies

BIDDER:

(Legal Name)

1. It is understood that:
 - .1 This Schedule of Labour and Equipment Rates is subject to Owners' acceptance and will be used solely for evaluating Trade Contractor Proposals for changes in the Work.
 - .2 The Owner has not established, and does not intend to establish, minimum wages or benefits applicable to the Work, other than those required by law.
 - .3 The Force Labour Rates are all inclusive for total labour cost including payroll burden, **but excluding overhead and profit**, as listed as \$/Hour
2. Schedule: Provide all requested information.
3. Force Labour Rates for Personnel Employed by Trade Contractor:

Name of Trade	Trade Classification	Regular Time	Premium Time
	Journeyman		
	Apprentice		
	Labourer		

4. Labour Rates for Trade Sub-subcontractors:

Name of Trade	Trade Classification	Regular Time	Premium Time

5. Construction Equipment: All inclusive Rates, list all equipment proposed for use on this project, mark N/A if no equipment is being used:

Equipment Description	Estimated Hours	Cost Per Unit		Regular Time/Hour	Over Time/Hour	Day Month Week
		Move-On	Move-Off			

Attach additional sheets as necessary to complete Force Labour and Equipment Rates

END OF SECTION

Part 1 General

1.1 AGREEMENT DECLARATION

- .1 CCDC 2 - 2008 Edition, Stipulated Price Contract, as may be amended, forms the basis of Agreement between the Owner and Contractor.
- .2 A sample of the agreement is attached to this document.

END OF DOCUMENT

Part 1 General

1.1 GENERAL CONDITIONS DECLARATION

- .1 CCDC2 - 2008 The General Conditions of the Stipulated Sum Contract; are the General Conditions between the Owner, Contractor and Trade Contractors.

END OF SECTION

These supplementary conditions consist of amendments and supplements to the "Articles, Definitions and General Conditions of the Stipulated Price *Contract*", of the Standard Construction Document CCDC 2 - 2008 Stipulated Price *Contract*, and shall be read in conjunction with this document.

GENERAL

In clarification of the following, the parties acknowledge and agree that this Agreement is being entered into and performed in the context of the ongoing Covid 19 pandemic, and thus the parties agree to act cooperatively and to use and exhaust all reasonable commercial efforts to not invoke or rely upon the Force Majeure provisions of this Agreement as a reason for delays in performing their obligations under this Agreement, and, in this regard, the parties acknowledge and agree that they have inserted various related provisions into this Agreement in order to address and overcome related challenges of materials and equipment shortages and shipping delays. Further, notwithstanding any other provision of this Agreement, the Owner shall always have the right, acting reasonably, and with reasonable advance notice to the Contractor, to suspend or terminate this Agreement, the Project and its obligations hereunder in the event that any laws, regulations, rules or orders related to the Covid 19 pandemic make it illegal, impossible, improper, inappropriate or not financially prudent to proceed with the construction of the Project.

Notwithstanding of the above, the Owner reserves the right to terminate for convenience, the construction of the project.

ARTICLE A-1 THE WORK

Add the following:

- 1.4 At least seven (7) days or as set out in other sections, prior to the commencement of construction on site, the *Contractor* shall deliver to the *Owner* the following:
 - .1 proof of all necessary permits, licenses, certificates and other authorizations required by all municipal, provincial or federal authorities, for the *Work* and proof of payment of all applicable fees;
 - .2 certified copies of all insurance policies required by this *Contract*;
 - .3 the performance and labour and material payment bonds required by the *Contract*;
 - .4 a *Construction Schedule* satisfactory to the *Owner* as required by paragraph 3.5, including in graphic form the proposed dates;
 - .5 proof that the *Contractor* obtained *Workers' Compensation Board* registration and clearance.
 - .6 a written plan which shall outline in detail how the Contractor plans to ensure that the Project site will remain in compliance with all laws, regulations, rules, orders and best preventative practices related to the Covid 19 pandemic;

ARTICLE A-3 CONTRACT DOCUMENTS

Add to 3.1 the following:

“Supplementary General Conditions to the CCDC-2 – 2008 Stipulated Price Contract”

ARTICLE A-5 PAYMENT

The *Owner* and the *Contractor* agree that in this agreement, Article A-5 “Payment” to be amended by:

Deleting Article 5.1.2 and 5.1.3 and substituting with:

Article A-5 – Payment 5.1:

- .2 upon Substantial Performance of the *Work*, pay to the *Contractor* the Major Lien Fund together with such Value Added Taxes as may be applicable to such payment, pursuant to the procedure set out in General Condition 5.5 of the General Conditions herein;
- .3 upon the issuance of the final Certificate for Payment, pay to the *Contractor* the unpaid balance *Contract Price* and the minor lien fund when due together with such Value Added Taxes as may be applicable to such payments, pursuant to the procedure set out in G.C. 5.7.4 of the General Conditions herein.

Add in new A-5.1.4:

- A-5.1.4 Retain the right to hold funds for deficient or uncompleted *Work* with sums so identified by the *Consultant*. The value of deficient or uncompleted *Work* will be multiplied by a factor of 2.5.

Add the following for 5.2.8:

- 5.2.8 In the event of loss or damage occurring during the *Contract Time* where GC 11 insurance proceeds are received by the *Owner*, payments shall be made to the *Contractor* as the *Work* is completed in connection with such loss or damage in accordance with the directions of the *Owner* and the *Consultant*.

Add A-5.3.1.4:

- A-5.3.1.4 Should either party fail to make payments as they become due under the terms of the *Contract* or in an award by arbitration or court, interest at the following rates on such unpaid amounts shall also become due and payable until payment:
 - (1) at the prime rate of Bank of Canada for the first 60 days
 - (2) at the prime rate of Bank of Canada after the first 60 days.Such interest shall be compounded on a monthly basis. The prime rate shall be the rate of interest quoted by the Bank of Canada for prime business loans as it may change from time to time.

Add new A-5.3.2 :

- A-5.3.2 Unless otherwise agreed in writing, Owner will make payment only on account of materials and equipment purchased by Contractor for installation and incorporation into the *Work* when such materials have

been installed or when they are needed to maintain the sequence of the Work and have been delivered to and safely stored and protected at the Project site or at an off-site location approved in advance and in writing by Owner and Consultant. As further clarification of the foregoing, the parties acknowledge and agree that this Agreement is being entered into and performed in the context of the ongoing Covid 19 pandemic, and thus in order to overcome related challenges of materials and equipment shortages and shipping delays, the parties will work cooperatively to order such materials and equipment ahead of time, and the Owner agrees to act reasonably in providing payment in advance in any such pre-agreed to cases where materials and equipment are ordered and stock piled ahead of time by the Contractor for such purpose. If Owner is otherwise agreeable to do so, payment for materials and equipment stored on or off the Project site shall be conditioned upon compliance by Contractor with procedures satisfactory to Owner and Consultant to establish Owner's title to such materials and equipment or otherwise protect Owner's interest, and shall include applicable insurance, storage and transportation to the Project site for such materials and equipment stored off the Project site. Title to such materials stored off-site shall pass to Owner upon payment therefore; provided, however, that Contractor shall bear the risk of loss of such materials at all times while such materials are stored off-site and during transportation to the Project site, and Contractor shall be responsible for the proper care, storage, preservation, insurance and protection of all such materials. Materials stored off-site shall be appropriately tagged and segregated in order to further protect Owner's interest therein prior to delivery thereof to the Project site. Contractor hereby absolutely and unconditionally guarantees to Owner delivery of all materials stored off-site as aforesaid, free and clear of all liens and encumbrances and Contractor shall indemnify, defend and hold Owner free and harmless from and against all loss, costs, damages and expenses (including, without limitation, reasonable legal fees) arising or resulting, directly or indirectly, from such storage of materials off-site or from the failure of any such Subcontractor or supplier to deliver such materials to Owner as and when called for by Owner or Contractor.

DEFINITIONS

The *Owner* and *Contractor* agree that by this agreement, the Definitions are amended as follows:

Deleting Definition 6 and substituting with:

6. The *Contract* Documents consist of those documents listed in Article A-3 of the Agreement – *CONTRACT DOCUMENTS* and amendments agreed upon in writing between the parties. The Instructions to Bidders, Bid Form, and

Appendices as listed in the Table of Contents or later incorporated by addenda shall be included in the *Contract Documents*.

Deleting Definition 20 and substituting with:

20. Substantial Performance of the *Work* is as defined in the lien legislation applicable to the *Place of the Work*. If such legislation is not in force or does not contain such definition, Substantial Performance of the *Work* shall have been reached when the *Work* is ready for use or is being used for the purpose intended and so certified by the *Contractor* and is confirmed by the *Consultant*.

Add a new Definition 27, Construction Schedule, as follows:

27. "Construction Schedule" means the schedule for the performance of the *Work* provided by the *Contractor* pursuant to GC 3.5, including any amendments to the Construction Schedule made pursuant to the *Contract Documents*.

GENERAL CONDITIONS OF THE STIPULATED PRICE CONTRACT
PART I GENERAL PROVISIONS
GC 1.1 CONTRACT DOCUMENTS

The *Owner* and the *Contractor* agree by this agreement the General Conditions are amended

as follows: Deleting G.C. 1.1.6 and substituting with:

- G.C. 1.1.6 Neither the organization of the Specifications nor the arrangement of Drawings shall control the *Contractor* in dividing the *Work* among *Subcontractors* and Suppliers. *Work* identified in the specifications is divided into sections for reference purposes only. Division of *Work* between *Contractor*, *Subcontractors*, *Sub-Subcontractors* and Suppliers is Bidders' responsibility. The *Owner* or *Consultant* assumes no responsibility to act as an arbiter to establish *Subcontract*, *Subcontractor*, and supplier limits between sections or divisions of *Work*. The Drawings are, in part, diagrammatic and intended to convey the scope of the *Work* and indicate general and appropriate location, arrangement and sizes of fixtures, equipment and outlets. The *Contractor* shall obtain more accurate information about the locations, arrangements and sizes from study and coordination of the Drawings, including *Shop Drawings* and shall become familiar with conditions and spaces affecting these matters before proceeding with the *Work*. Where site conditions require reasonable minor changes in indicated locations and arrangements, the *Contractor* shall make such changes at no addition cost to the *Owner*. Similarly, where known conditions or existing conditions interfere with new installation and require relocation, the *Contractor* shall include such relocation in the *Work*, unless otherwise indicated on the *Drawings* or *Specifications*.

Deleting G.C. 1.1.7 and substituting with:

- G.C. 1.1.7 In the event of conflict within and between the *Contract Documents*:
- .1 The order of priority within specifications and drawings are – from highest to lowest
 - .1 Agreement – Between *Owner* and *Contractor* including Definitions,
 - .2 Supplementary Conditions,
 - .3 General Conditions of the *Contract*,
 - .4 Sections of Division 01 of the specifications,
 - .5 Specifications:
 - .1 Sections of Divisions 02 through 49 of the specifications, and
 - .2 Specifications as annotated on drawings.
 - .6 Schedules and keynotes:
 - .1 schedules within the specifications, then
 - .2 schedules on drawing.
 - .7 Drawings:
 - .1 Drawings of larger scale shall govern over those of smaller scale of the same date, then
 - .2 Dimensions shown on drawings shall govern over dimensions scaled from drawings, then
 - .3 Locations of utility outlets indicated on architectural detail drawings takes precedence over positions or mounting heights located on mechanical or electrical drawings.
 - .8 Later dated documents shall govern over earlier documents of the same type.
 - .9 Annotations on the *Drawings* shall govern over the graphical representation of the *Drawings*;
 - .2 In the event of conflict between documents, the decision of the *Consultant* shall be final.
 - .3 The requirements stated in Division 01 specification sections apply to all other specification sections within Division 02 to 49. Refer to precedence statements above.

Add in new G.C. 1.1.7.5:

- G.C. 1.1.7.5 Schedules and drawings bound into the Project Manual shall govern over drawings of a larger scale.

Add in new G.C. 1.1.7.6:

- G.C. 1.1.7.6 The General Requirements of Division 1 of the specifications shall govern over any general requirements of other divisions of the specifications.

Add in new G.C. 1.1.11:

- G.C. 1.1.11 All instructions contained in the specifications are directed to the *Contractor*.

Add in new G.C. 1.1.12:

G.C. 1.1.12 The *Contractor* is responsible for the co-ordination of metric and imperial dimensions as shown on the drawings and as specified.

PART 2 ADMINISTRATION OF THE CONTRACT

GC 2.2 ROLE OF THE CONSULTANT

Add in new G.C. 2.2.19:

G.C. 2.2.19 The *Consultant* may vary or revoke any of his instructions, directions or authorizations where:

- a) there is a contravention of any condition under which the instructions, directions or authorizations were issued, or
- b) the instructions, directions or authorizations were issued in error, or
- c) the instructions, directions or authorizations were issued on the basis of incorrect or incomplete information.

PART 3 EXECUTION OF THE WORK

GC 3.1 CONTROL OF THE WORK

Add in new G.C. 3.1.3:

G.C. 3.1.3 Prior to commencing any individual procurement, fabrication and construction activities, the *Contractor* shall verify, at the *Place of the Work*, all relevant measurements and levels necessary for proper and complete fabrication, assembly, and installation of the *Work* and shall further carefully compare such field measurements and conditions with the requirements of the *Contract Documents*. Where dimensions are not included or exact locations are not apparent, the *Contractor* shall immediately notify the *Consultant* in writing and obtain written instructions from the *Consultant* before proceeding with any part of the affected *Work*.

GC 3.2 CONSTRUCTION BY OWNER OR OTHER CONTRACTORS

Deleting G.C. 3.2.2.2 and substituting with:

G.C. 3.2.2.2 As it applies to the applicable health and construction safety legislation at the *Place of the Work*, including without limitation the Occupational Health and Safety legislation, including the Act, and amendments thereto, regulations, directives and policies, and any successor legislation, the *Contractor* shall assume overall responsibility and be designated as the "Prime Contractor".

GC 3.4 DOCUMENT REVIEW

GC 3.4.1 – Delete the second and third sentence of paragraph 3.4.1 and replace it with the following:

Such review by the *Contractor* shall meet the standard of care described in paragraph 3.15.1 of the *Contract*. The *Contractor* shall promptly

request clarifications upon discovery of errors, inconsistencies or omissions in the *Contract Documents*. Additional *Work* made necessary because of failure by the *Contractor* to request clarification promptly following the discovery of such errors, inconsistencies or omissions by the *Contractor* in the *Contract Documents* shall be carried out and completed at the *Contractor's* expense. Provided it has exercised the degree of care and skill described in this paragraph 3.4.1, the *Contractor* shall not be responsible for damage resulting from such errors, inconsistencies, or omissions in the *Contract Documents*, which the *Contractor* did not reasonably discover.

GC 3.5 CONSTRUCTION SCHEDULE

GC 3.5.1.1 - Amend the first sentence of paragraph 3.5.1.1 by deleting the words "prior to the first application for payment" and replacing them with the following:

"... at least two (2) days prior to the commencement of construction ..."

Add in new G.C. 3.5.1.4 as follows:

- .4 Employ extra materials, equipment, labour (including overtime labour) necessary or advisable to avoid disruption to performance of the *Work* and meet the *Construction Schedule* and comply with the *Contract Time*, at no extra cost to the Owner.

Add in new G.C. 3.5.2 as follows:

- G.C. 3.5.2 The *Construction Schedule* must show and correspond to the breakdown of *Work* shown on the schedule of values required by paragraph 5.2.4 and on the monthly progress claims so as to facilitate evaluation of applications for payment.

Add in new G.C. 3.5.4 as follows:

- G.C. 3.5.4 The *Contractor's* failure to adhere to an approved *Construction Schedule* and update(s) of such schedule will constitute a Default, to which the provisions of Part 7 – DEFAULT NOTICE, GC 7.1.2, 7.1.3 and 7.1.4 apply.

GC 3.6 SUPERVISION

G.C. 3.6.1 – Delete the second sentence and replace with the following:

The appointed representative shall be satisfactory to the *Owner*, and shall not be changed without consultation with and written acceptance of the *Owner*. This acceptance shall not be unreasonably withheld.

Delete G.C. 3.6.2 and replace with the following:

- G.C. 3.6.2 Instructions given to the *Contractor's* appointed representative shall be deemed to have been given to the *Contractor* and the appointed

representative shall have full authority to act on behalf of the *Contractor* and bind the *Contractor* in matters related to this *Contract*, except with respect to Article A-6 of the Agreement – Receipt of And Addresses for Notices in Writing.

Add in new G.C. 3.6.3 as follows:

G.C. 3.6.3 The *Owner* or the *Consultant* may, for reasonable cause request that *Contractor* remove from the *Project* any supervisor, representative or employee of the *Contractor* or *Subcontractors*, or *Suppliers*, and *Contractor* shall forthwith designate replacements who are acceptable to the *Owner*.

GC 3.8 LABOUR AND PRODUCTS

Add in new G.C. 3.8.4 as follows:

The *Contractor* represents and warrants that the *Products* provided for in accordance with the *Contract* are not subject to any conditional sales *Contract* or any security rights obtained by any third party which may subject any of the *Products* to seizure and/or removal from the *Place of Work*.

GC 3.11 USE OF THE WORK

Add in new G.C. 3.11.3:

G.C. 3.11.3 The *Contractor* shall not use any service, plant or equipment installed as part of the *Work* without prior approval, in writing from the *Owner*. On receipt of such approval the *Contractor* shall be subject to any conditions as set out as part of such approval and shall be responsible for all costs including damage and compensation for wear.

Add in new G.C. 3.11.4:

G.C. 3.11.4 The *Owner* shall have the right to enter and occupy the *Project* in whole or in part before the completion of the *Work* if in the opinion of the *Consultant* acting reasonably and following consultation with the *Contractor*, such entry or occupancy will not prevent or unreasonably interfere with the *Contractor* in the completion of the *Work*. If the *Owner* enters or occupies part of the *Project* then the *Owner* shall occupy that part of the *Project* in a manner which does not interfere with the *Contractor's* performance of the remaining *Work*.

Add in new G.C. 3.11.5:

G.C. 3.11.5 The *Contractor* shall abide by the *Owner's* requirements as to the protection and security of the *Owner's* property and operation during the term of the *Contract*. The *Contractor* shall notify all parties involved in demolition or construction activity of the requirements and ensure enforcement. The *Contractor* shall confine activities relating to the *Work* to the immediate areas, and within the bounds established by the *Owner*. The *Contractor* shall perform the *Work* in such a manner so as to ensure

that its operations pose no danger to any users of the building, or those of adjacent buildings. The *Contractor* shall not use or have at the *Place of the Work* fires, explosives or other dangerous material without the prior written approval of the *Owner*.

GC 3.13 CLEANUP

Add in new G.C. 3.13.4:

G.C. 3.13.4 The *Contractor* shall ensure the *Work* site and adjacent areas at all times are kept clean, safe, organized and in compliance with all laws, regulations, rules, orders and best preventative practices related to the Covid 19pandemic.

Add in **GC 3.14 OCCUPANCY OF THE WORK**

G.C. 3.14.1 Whether the *Project* contemplates *Work* by way of renovations in building which will be in use or be occupied during the course of the *Work* or whether the *Project* involves *Work* that is adjacent to a structure which is in use or is occupied, the *Contractor* without in any way limiting its responsibilities under this *Contract* shall take all reasonable steps to avoid interference with fire exits, building access and egress, continuity of electrical power and all other utilities, to suppress dust and noise and to avoid conditions likely to propagate mould or fungus of any kind and all other steps reasonably necessary to promote and maintain the safe and comfortable usability of such structures or adjacent structures by their users andoccupants.

Add in **GC 3.15 CONTRACTOR STANDARD OF CARE**

G.C. 3.15.1 In performing this *Contract*, the *Contractor* shall exercise the degree of care, skill and diligence that would normally be exercised by an experienced, skilled and prudent *Contractor* supplying similar services on similar projects in a first class and expeditious manner. The *Contractor* acknowledges and agrees that throughout this *Contract*, the *Contractor's* obligations, duties and responsibilities shall be judged, evaluated and interpreted in accordance with this standard. The *Contractor* shall exercise the same standard of care in respect of any *Products*, personnel or procedures which it may recommend to the *Owner* or employ on the *Project*.

PART 4 ALLOWANCES

GC 4.1 CASH ALLOWANCES

Add the following after the first sentence of G.C. 4.1.2:

Unless noted otherwise, none of the *Work* included in the *Drawings* and *Specifications* is intended to be paid for by the cash allowances. The cash allowances are for the *Owner's* use, at the *Owner's* sole discretion.

PART 5-PAYMENT

GC 5.2 APPLICATION FOR PROGRESS PAYMENT

Deleting G.C. 5.2.4 and substituting with:

G.C. 5.2.4 The *Contractor* shall submit to the *Consultant*, at least 15 calendar days before the first application for payment, a schedule of values for the parts of the *Work*, aggregating the total amount of the *Contract Price*, so as to facilitate evaluation of applications for payment. The schedule of values shall be prepared in such a manner that each major item of *Work* and each subcontracted item of *Work* is shown as a separate line item and, in the case of each subcontract, shall accurately represent the subcontract price, and the *Consultant* and the *Owner* shall be entitled to rely on same as the basis for applications for payment, unless it is found to be in error. Included in the schedule of values shall be an amount for the provision of maintenance manuals, operations manuals, extended warranties and guarantees. The schedule of values to be acceptable and approved in writing by the *Owner*.

Add in new G.C. 5.2.8:

G.C. 5.2.8 The *Contractor* shall submit all applications for payment to the *Consultant*. An application for payment shall be deemed received only if submitted complete with required supporting documentation as determined by the *Consultant*.

Add in new G.C. 5.2.9:

G.C. 5.2.9 The *Contractor* shall with each and every application for payment subsequent to the first, submit a current CCDC 9A – 2001 Statutory Declaration of Progress Payment Distribution by *Contractor*, stating that all accounts for labour, subcontracts, Products, Construction Equipment and other indebtedness which may have been incurred by the *Contractor* and for which the *Owner* might in any way be held responsible have been paid up in full up to the previous invoice, except for amounts properly retained as a holdback or as an identified amount in dispute.

Add in new G.C. 5.2.10:

G.C. 5.2.10 The *Contractor* shall submit a Letter of Good Standing with Workers Compensation Board with each application for progress payment.

Add in new G.C. 5.2.11

G.C. 5.2.11 Before any payments are made by the *Owner* to the *Contractor*, the *Consultant* or the *Owner* may by Notice in Writing require that the *Contractor* furnish such further detailed information as the *Consultant* or the *Owner* may determine is necessary to establish compliance by the *Contractor* with the *Contract Documents*.

GC 5.3 PROGRESS PAYMENT

Add in new G.C. 5.3.1.4:

G.C. 5.3.1.4 Although the application for payment submitted by the *Contractor* may be comprised of the progress evaluation of several sub-trades the amount certified by the *Consultant* shall be for the total amount certified and not necessarily in the sub-trade proportions claimed by the *Contractor* or as amended by the *Consultant*. If, subsequent to any payment certification, it is found that progress of any aspect of the *Work* differs, or is deficient in any way, the total or breakdown amount claimed may be adjusted by the *Consultant* to reflect the change.

GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK

Deleting G.C. 5.4.1 and substituting with:

G.C. 5.4.1 When the *Contractor* considers that the *Work* is substantially performed, or if permitted by the lien legislation applicable to the place of *Work* a designated portion thereof, the *Contractor* shall prepare and submit to the *Consultant* a comprehensive list of items to be completed or corrected and shall prepare and submit to the *Consultant* a Certificate of Substantial Performance of the *Work* for verification by the *Consultant*. Failure to include an item on the list does not alter the responsibility of the *Contractor* to complete the *Contract*.

Add in new G.C. 5.4.4:

G.C. 5.4.4 Subject to the requirements of the *Builders' Lien Act* relative to the date of issuance by the *Consultant* of the Certificate of Substantial Performance pursuant to paragraph 5.4.2 the *Consultant* shall issue to the *Owner* and copy to the *Contractor* a certificate of payment for an amount equal to the *Contract Price* less:

- .1 2.5 times the value of any deficiencies shown on the comprehensive list of items to be completed or corrected as in 5.4.1, as determined by the *Consultant*;
- .2 the value of incomplete *Work* as determined by the *Consultant* (until delivered to the *Owner*, the updated red lined As-Built Drawings and 3 copies of the Project maintenance manuals will be included in this list and will be valued at 2% of the *Contract Price*); and
- .3 the amounts of all previous certificates of payment.

Add in new G.C. 5.4.5:

G.C. 5.4.5 The *Contractor* acknowledges that the submittals described in this paragraph 5.4.4 are critical to the *Owner's* use, occupancy and maintenance of the *Project* and agrees to make such submittals to the *Owner* before applying for payment described in paragraph 5.4.1, as follows:

- .1 No later than twenty-five (25) days following the issuance of any certificate of *Substantial Performance of the Work*, submit to the *Consultant*, with its application for payment, all written guarantees, warranties, certificates, service *Contracts*, manufacturers' inspections, testing and balancing reports, distribution system diagrams, *Shop Drawings*, maintenance manuals and materials, and any other materials or documentation required by the *Contract*, except for record drawings;
- .2 Submit a statement that all claims and demands for extra *Work* or otherwise, under or in connection with the *Contract*, have been presented to the *Consultant* and that the *Contractor* expressly releases the *Owner* from all claims and demands except those made in writing prior to that date and still unsettled;
- .3 With respect to record or As-Built Drawings, the *Contractor* shall submit full and complete record of As-Built Drawings to the *Consultant* within forty-five (45) days of the issuance of the certificate of *Substantial Performance of the Work*.

GC 5.5 PAYMENT OF HOLDBACK UPON SUBSTANTIAL PERFORMANCE OF THE WORK

Deleting G.C. 5.5.1 and substituting with:

G.C. 5.5.1 After the verification by the *Consultant* of the certificate of Substantial Performance of the *Work*, the *Contractor* shall:

- .1 submit an application for payment of the holdback amount,
- .2 submit CCDC 9A 'Statutory Declaration' to state that all accounts for labour, subcontracts, products, Construction Equipment and other indebtedness which may have been incurred by the *Contractor* in the Substantial Performance of the *Work* and for which the *Owner* might in any way be held responsible have been paid in full, except for amounts properly retained as a holdback or as an identified amount in dispute.

Deleting G.C. 5.5.3 in its entirety and substitute "Intentionally Left Blank."

Deleting G.C. 5.5.4 and substituting with:

G.C. 5.5.4 The lien holdback amount authorized by the certificate for payment of the lien holdback amount is due and payable on the day following the expiration of the lien holdback period stipulated in the lien legislation applicable to the *Place of the Work* provided that no liens are then registered or claimed and no action exists in respect of lien holdback funds. The *Owner* may retain out of the lien holdback funds any sums required by law to satisfy any liens against the *Work* or, if permitted by the lien legislation applicable to the *Place of the Work*, other third-party monetary claims against the *Contractor* which are enforceable against the *Owner*. Prior to applying for the release of lien holdback funds, the *Contractor* shall have submitted the following documents, each in a form satisfactory to the *Consultant* and dated after the expiration of the

applicable lien period from the issuance date of the certificate of *Substantial Performance of the Work* issued by the *Consultant*.

- .1 a declaration from the *Contractor* to the *Owner*, in a form satisfactory to the *Owner*, to the effect that:
 - .1 no lien associated with the *Work* exists against the *Owner's* property and the *Work*; and
 - .2 no action has been commenced in connection with any holdback funds related to the *Work*;
 - .3 statutory declarations in the forms satisfactory to the *Owner*, verifying that all liabilities incurred by the *Contractor* and its *Subcontractors* in carrying out the *Work* have been paid and there are no outstanding liens, garnishes, attachments, or claims relating to the *Work*;
 - .4 a certificate of clearance from the *Workers' Compensation Board* of the *Owner* certifying the *Contractor's* compliance with the requirements of the *Workers' Compensation Act* including any payments due there under;
 - .5 all warranties required under the provision of this *Contract*, whether originating from the *Contractor* or *Subcontractors* or *Suppliers*; and
 - .6 a release stating that the *Contractor* has no further claims against the *Owner* in respect to the *Contract*.

Deleting G.C. 5.5.5 and substituting with:

G.C. 5.5.5 Where a builder's lien had been registered for *Work* under that prime *Contract*, the *Owner* will not make any further payments to the *Contractor* until that builders' lien has been discharged.

GC 5.6 PROGRESSIVE RELEASE OF HOLDBACK

Deleting G.C. 5.6.1 and substituting with:

G.C. 5.6.1 Where legislation permits and where, upon application by the *Contractor*, the *Consultant* has verified that the *Work* of a *Subcontractor* has been substantially performed, the *Owner* shall pay the *Contractor* the holdback amount retained for such subcontract *Work*, on the day following the expiration of the holdback period for such *Work* stipulated in the lien legislation applicable to the *Place of the Work*.

Deleting G.C. 5.6.3 and substituting with:

G.C. 5.6.3 After the verification of the Certificate of Substantial Performance of the *Work* of that *Subcontractor's Work*, the *Subcontractor* shall submit CCDC 9B 'Statutory Declaration' to state that all accounts for labour, subcontracts, Products, Construction Equipment, and other indebtedness which may have been incurred by the *Subcontractor* in the Substantial Performance of that *Subcontractor's Work* and for which the *Owner* or the *Contractor*

might in any way be held responsible have been paid in full, except for amounts properly retained as a holdback or as an identified amount in dispute.

GC 5.7 FINAL PAYMENT

Deleting G.C 5.7.4 and substituting with:

G.C. 5.7.4 Subject to the provision of paragraph 10.4.1 of G.C. 10.4 – WORKER'S COMPENSATION, and any lien legislation applicable to the *Place of the Work*, the *Owner* shall, no later than **10** calendar days after the issuance of a final certificate for payment, pay the *Contractor* as provided in Article A-5 of the Agreement – PAYMENT.

Add in GC 5.10 RIGHT TO SET-OFF

G.C. 5.10.1: Without restricting any right of set-off given or implied by law, the *Owner* may set-off against any amounts payable under the *Contract Documents* to the *Contractor* any amount including expenses and damages owing to the *Owner* by the *Contractor*.

PART 6 CHANGES IN THE WORK

GC 6.1 OWNER'S RIGHT TO MAKE CHANGES

Add in new G.C. 6.1.3:

G.C.6.1.3 The *Contractor* does NOT reserve the right to seek additional compensation and/or time extension for the cumulative effect of changes that have not been identified with the quotation.

Add in new G.C. 6.1.4:

G.C. 6.1.4 The *Contractor* agrees that changes resulting from construction coordination including but not limited to site surface conditions, site coordination, *Subcontractor* and *Supplier* coordination are included in the *Contract Price* and shall not entitle the *Contractor* to claim addition to the *Contract Price* in relation to coordination.

GC 6.3 CHANGE DIRECTIVE

Delete G.C. 6.3.1 and substituting with:

G.C. 6.3.1 If a change in the *Work* is being considered, the *Consultant* will give the *Contractor* notice by issue of his standard form "proposed change". Any such notice requires that the *Contractor* submit to the *Consultant* within ten (10) days a valuation of the contemplated change. Such notice does not constitute a change in the *Work* nor is it authority to proceed with the *Work*. The *Contractor* shall show cost breakdowns for each section of the *Work*. Should the *Owner* require the *Contractor* to proceed with a change in the *Work* prior to the *Owner* and the *Contractor* agreeing upon the corresponding adjustment in *Contract Price* and *Contract Time*, the *Owner*, through the *Consultant*, shall issue a *Change Directive*.

GC 6.5 DELAYS

Delete the last sentence of G.C. 6.5.1 and replace with:

The *Contractor* shall be reimbursed by the *Owner* for reasonable direct costs flowing from the delay but excluding any consequential, indirect and special damages.

Add the following immediately prior to the last sentence of 6.5.3:

Any such extension of time for the reasons set out in paragraph 6.5.3.1 shall be deemed to be in full and final satisfaction for all actual and probable losses, claims, damages, causes of actions or injuries sustained or sustainable by the *Contractor* in respect of such extension.

Add in new G.C. 6.5.4.1:

G.C. 6.5.4.1 The *Contractor* shall provide additional manpower as required to ensure the completion of the project on time defined in A-1, 1.3, at no additional cost.

Add in new G.C. 6.5.4.2:

G.C. 6.5.4.2 If deficient *Work* is required to be completed after the *Owner* has occupied the building, the *Contractor* shall complete the deficient *Work* in coordination with *Owner*, at no increase in the *Contract* price. The *Contractor* shall provide protection to all existing *Work* and make good all *Work* disturbed.

Add in new G.C. 6.5.6:

G.C. 6.5.6 The *Contractor* shall be responsible for the care, maintenance and protection of *Work* in the event of any suspension or delay in the performance of the *Work*.

Add in new G.C. 6.5.7 as follows:

G.C.6.5.7 The party making the claim for the extension shall submit to the *Consultant*, within ten *Working Days*, a detailed account of the *Contract*

Time extension claimed and the grounds upon which the claim is based complete with required supporting documentation as determined by the Consultant.

Add in new G.C. 6.5.8 as follows:

G.C. 6.5.8 Should the *Consultant*, in consultation with the *Contractor*, determine the *Contractor* is delayed in performance of the *Work*, or any part thereof, by the *Contractor's* inaction, or by delay or inaction of anyone employed or engaged by the *Contractor* directly or indirectly, and the *Contract Time* is compromised:

- .1 The *Consultant* will promptly give *Notice in Writing* of such determination to the *Owner* and the *Contractor*.
- .2 The *Contractor* shall accelerate the *Work* as required to meet the *Contract Time*.
- .3 The *Contractor* shall then promptly give the *Owner* and the *Consultant* *Notice in Writing* of specific changes to the construction scheduling and construction processes the *Contractor* will implement to accelerate the *Work*.
- .4 The *Contractor* shall not be entitled to payment for costs to accelerate the *Work* to meet the *Contract Time*.

Add in new G.C. 6.5.9 as follows:

G.C. 6.5.9 If the *Consultant* determines that the *Work* has not been sufficiently accelerated to mitigate the delay, then the *Contract Time* may be extended for such reasonable time as the *Consultant* may decide in consultation with the *Contractor*. The *Owner* shall be reimbursed by the *Contractor* for all reasonable costs incurred by the *Owner* as the result of such delay, including all services required by the *Owner* from the *Consultant* as a result of such delay by the *Contractor* and, in particular, the cost of the *Consultant's* services during the period between the date of *Substantial Performance of the Work* stated in Article A-1 herein as the same may be extended through the provisions of these General Conditions and any later actual date of *Substantial Performance of the Work* achieved by the *Contractor*.

PART 8 DISPUTE RESOLUTION

GC 8.2 NEGOTIATION, MEDIATION AND ARBITRATION

Add in new G.C. 8.2.9:

G.C. 8.2.9 ***Consolidation*** Should any dispute arise under the Agreement which is related to or connected to issues raised in a dispute with other parties bound by arbitration clause with the *Owner*, such dispute between the *Owner* and the *Contractor* shall be disposed of at the same time, in the same proceedings, and by the same arbitral tribunal.

PART 9 PROTECTION OF PERSONS AND PROPERTY

GC 9.2 TOXIC AND HAZARDOUS SUBSTANCES

Deleting G.C. 9.2.3 to G.C. 9.2.9 and substituting with:

G.C. 9.2.3 If the *Contractor*:

- .1 encounters toxic or hazardous substances at the *Place of Work*,
or
- .2 has reasonable ground to believe that toxic or hazardous
substances are present at the *Place of the Work*; which were not
identified in the *Contract Documents* then the *Contractor* shall:
 - .1 take all reasonable steps, including stopping the *Work* if
necessary, to ensure that no person's exposure to any
toxic or hazardous substances exceeds the exposure
permitted by applicable law;
 - .2 immediately report the circumstances in writing to the
Consultant and the *Owner* in writing; and
 - .3 take all reasonable steps to mitigate the impact on
Contract Time and *Contract Price*.

G.C. 9.2.4 The *Owner* in consultation with the *Contractor* will retain a qualified
independent expert to investigate and provide an opinion on:

- .1 the necessary steps required by applicable legislation to remove
and dispose of any toxic or hazardous substances at the *Place of
the Work* that must be moved in order to proceed with the *Work*;
and
- .2 whether such toxic or hazardous substances were present prior at
the *Place of the Work* prior to the commencement of the *Work*, or
whether they were brought to the *Place of the Work* by the
Contractor.

G.C. 9.2.5 "If the *Owner* and *Contractor* agree, or if the expert referred to in GC

9.2.4 determines, that the toxic or hazardous substances were not
brought onto the *Place of the Work* by the *Contractor* or anyone whom
the *Contractor* is responsible:

- .1 the *Owner* may engage the services of an Environmental
Remediation *Contractor* to arrange for the expeditious removal
from the *Place of Work* and disposal of the toxic or hazardous
materials, the cost of which shall be to the account of the *Owner* ,
or the *Owner*, with a copy to the *Consultant*, a plan for the safe
removal from the *Place of the Work* and disposal of the toxic or
hazardous substances and the *Owner* shall, within 5 *Working
Days* of receipt of such plan, approve the plan or provide reasons
to the *Contractor* why the *Owner* did not approve the plan;
- .2 if having received approval from the *Owner*, the *Contractor* shall
promptly take all steps, in accordance with applicable legislation
in force at the *Place of the Work*, so safely remove and dispose of

-
- the toxic or hazardous substance in accordance with the approved plan;
- .3 the *Contractor* shall make good any damage to the *Work*, the *Owner's* property or property adjacent to the *Place of the Work* as provided in GC 9.1.3 of GC 9.1 – PROTECTION OF WORK AND PROPERTY;
- .4 the *Owner* shall reimburse the *Contractor* for the costs of all steps taken pursuant to GC 9.2.2 and 9.2.4, except in all cases where the *Owner* has retained and directly paid for the services on an *Environmental Consultant* and/or *Environmental Remediation Contractor*;
- .5 the *Owner* shall extend the *Contract Time* for such reasonable time as the *Consultant* may recommend in consultation with the *Contractor* and the expert referred to in GC 9.2.3 and reimburse the *Contractor* for reasonable costs incurred as a result of the delay.
- G.C. 9.2.6 If the *Owner* and *Contractor* agree, or if the expert referred to in GC 9.2.3 determines, that the toxic or hazardous substances were brought onto the *Place of Work* by the *Contractor* or anyone for whom the *Contractor* is responsible:
- .1 within 10 *Working Days* prepare and deliver to the *Owner*, with a copy to the *Consultant*, a plan for the safe removal from the *Place of Work* and disposal of the toxic or hazardous substances and the *Owner* shall, within 5 *Working Days* of receipt of such plan, approve the plan or provide reasons to the *Contractor* why the *Owner* did not approve the plan;
- .2 having received approval from the *Owner*, promptly take all necessary steps, in accordance with applicable legislation in force at the *Place of Work*, to safely remove and dispose of the toxic or hazardous substances in accordance with the approved plan;
- .3 make good any damage to the *Work*, the *Owner's* property or property adjacent to the *Place of Work* as provided in paragraph 9.1.3 of GC 9.1 – PROTECTION OF WORK AND PROPERTY;
- .4 reimburse the *Owner* for reasonable expenses costs incurred with regard to the expert under paragraph 9.2.3; and
- .5 indemnify the *Owner* as required by GC 12.1 – INDEMNIFICATION.

Deleting G.C. 9.2.7.3 and substituting with:

G.C. 9.2.7.3 If, as a result of encountering previously unknown toxic or hazardous substances or materials the *Contractor* faces delay in performing the *Work* or incurs additional costs as a result of taking steps required under paragraph 9.2.5.2, the *Contract Time* may be extended for such reasonable time as the *Consultant* may recommend in consultation with the *Contractor*. The *Contractor* shall be reimbursed for reasonable costs incurred as a result of having dealt with the hazardous substances or materials which were previously unknown by the *Owner*.

Deleting G.C. 9.2.7.4 and substituting with:

The *Owner* shall not be obliged to indemnify or hold harmless the *Contractor*, the *Consultant*, their agents and employees, from and against claims, demands, losses, costs, damages, actions, suits, or proceedings arising out of or resulting from exposure to, or the presence of, toxic or hazardous substances or materials previously unknown to the *Owner* at the *Place of the Work* prior to the *Contractor* commencing the *Work*.

GC 9.4 CONSTRUCTION SAFETY

Add in new G.C. 9.4.2:

G.C. 9.4.2 The *Contractor* shall comply with the provisions of the most current Alberta Occupational Health and Safety legislation, including the Act and amendments thereto, regulations, directives and policies, and any successor legislation and shall at all times ensure that all *Subcontractors* at the *Work* site shall comply with the requirements of said Act and regulations thereunder. The *Contractor* shall be the general representative and agent to the *Owner* for the purposes of ensuring compliance with safety regulations for both itself and *Subcontractors*. The *Contractor* shall bring to the attention of *Subcontractor* the provisions of the *Occupational Health and Safety Act* and regulations thereunder.

Add in new G.C. 9.4.3:

G.C. 9.4.3 The *Contractor* shall be solely responsible for safety at the *Place of the Work* and for compliance with rules, regulations and practices required by the applicable construction health and safety legislation, including the Occupational Health and Safety legislation, including the Act, and amendments thereto, regulations, directives and policies, and any successor legislation, and shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the *Work*. The *Contractor* shall be responsible for and ensure the safety not only of the *Workers*, *Subcontractors*, tradesmen and *Suppliers* and their plant and equipment but also of all other persons who enter the *Place of the Work* whether during *Working* hours or not and for that purpose shall erect such hoardings and signs and shall employ such safety measures as may be necessary to endure the safety of such persons.

Add in new G.C. 9.4.4:

G.C. 9.4.4 The *Contractor* shall at all times during the continuation of this *Contract* with the *Owner*, observe the provisions of the *Labour Relations Act*, *Workers' Compensation Act*, *Employment Standards Act* and the *Occupational Health and Safety Act* as well as rules and regulations pursuant thereto. In the event the *Contractor* fails to comply with the said Acts or any regulations thereunder, and the *Owner* required to take any steps or pay any sums to rectify such non-compliance, the *Owner* may

subtract the cost of such rectification from any monies owing to the *Contractor*.

Add in new G.C. 9.4.5:

G.C. 9.4.5 Subject to GC 9.4 CONSTRUCTION SAFETY, for the *Owner's* own forces and for other contractors, assume overall responsibility for compliance with (i) all laws, regulations, rules, orders and best preventative practices related to the Covid 19 pandemic, and (ii) all aspects of the applicable health and safety legislation of the *Place of the Work*, including all of the responsibilities of the "Prime Contractor" as that term is defined in *OHSA*, or the equivalent occupational health and safety legislation in force at the *Place of the Work*.

GC 9.5 MOULD

Amend 9.5 Mould as follows:

- 9.5.2.3 By inserting the words "and as a result of the delay" after "costs incurred under paragraph 9.5.1.3".
- 9.5.3 By deleting the words "at the *Owner's* own expense" after the words "the *Owner* shall promptly,".
- 9.5.3.3 By deleting the words "expert referred to in paragraph 9.5.1.2" and substituting therefor the word "*Owner*".
- 9.5.3.4. To be deleted.

PART 10 GOVERNING REGULATIONS

GC 10.1 TAXES AND DUTIES

Amend by adding the following sentence to 10.1.2:

For greater certainty, the *Contractor* shall not be entitled to any mark up for overhead or profit on any increase in such taxes and duties and the *Owner* shall not be entitled to any credit related to mark up for overhead or profit on any decrease in such taxes.

Add in new G.C. 10.1.3:

G.C. 10.1.3 Where an exemption or recovery of sales taxes, customs duties, excise taxes, Goods and Services Tax is applicable to the *Contract*, the *Contractor* shall, at the request of the *Owner* or the *Owner's* representative, assist, join in, or make application for any exemption, recovery, or refund of all such taxes and duties and all amounts recovered or exemptions obtained shall be for the sole benefit of the *Owner*. The *Contractor* agrees to endorse over to the *Owner* any funds received from the federal or provincial governments, or any other taxing authority, as may be required to give effect to this paragraph 10.1.3.

Add in new G.C. 10.1.4:

G.C. 10.1.4 On all submissions of quotations for Changes to the *Work* and application for payment, provide costs excluding the Goods and Services Tax to a subtotal amount, then add the Goods and Services Tax as five percent (5%) of that subtotal. Do not accumulate the Goods and Services Tax amount in calculating the subtotals so that the *Owner* will not pay more than the required five percent (5%) Goods and Services Tax on any portion of the *Work*.

Add in new G.C. 10.1.5:

G.C. 10.1.5 Any refund of taxes, including without limitation, any government sales tax, customs duty, excise tax or Goods and Services Tax, whether or not paid, which is found to be inapplicable or for which exemption may be obtained, is the sole and exclusive property of the *Owner*. The *Owner* reserves the right to claim and shall be the only Claimant of any exemption from taxes provided under the *Excise Tax Act*. The *Contractor* shall execute limited Power of Attorney and such other documents as are required by Revenue Canada to successfully obtain a refund under the *Contract* payable to the *Owner*. The *Contractor* agrees to cooperate with the *Owner* and obtain from all *Subcontractors* and *Suppliers* cooperation with the *Owner* in the application of any refund of any taxes, which cooperation shall include, but not limited to, making or concurring in the making of an application for any such refund or exemption and providing to the *Owner* copies, or where required, originals or records, invoices, purchase orders, and other documentation necessary to support such applications or exemptions or refunds. All such refunds shall either be paid to the *Owner*, or shall be a credit to the *Owner* against the *Contract Price*, in the *Owner's* discretion.

GC 10.2 LAWS, NOTICES, PERMITS, AND FEES

Deleting G.C. 10.2.2 and substituting with:

G.C. 10.2.2 The *Owner* shall obtain and pay for development approvals, permanent easements, rights of servitude, and all other necessary approvals and permits, except for the permits and fees referred to in paragraph 10.2.3 or for which the *Contract Documents* specify as the responsibility of the *Contractor*. The *Contractor* shall apply and pay for the building permit. The *Contract Price* shall include the cost of the building permit.

Add to G.C. 10.2.4:

Without restricting the generality of the forgoing, the *Contractor* will comply with or exceed the requirements of the *Occupational Health and Safety Act* and regulations pursuant thereunder.

PART 11 INSURANCE AND CONTRACT SECURITY

Refer to specifications section 00 73 16 - Insurance Requirements.

GC 11.2 CONTRACT SECURITY

Add in new G.C. 11.2.3:

- G.C. 11.2.3 Provide a Performance Bond in the name of the *Owner* for fifty (50) percent of the *Contract Price*, to assure the faithful performance of the *Contract*, including corrections to the *Work* required under GC 12.3 – Warranty; using Performance Bond Form CCDC221.
- .1 The *Contractor* shall give the *Owner* notice in Writing of any material change in the surety within 15 days of occurrence.
 - .2 Provide a Labour and Material Payment Bond in the name of the *Owner* for fifty (50) percent of the *Contract Price*, to assume faithful payment of monies to parties in *Contract* with the *Contract*, on Labour and Material Payment Form CCDC222.

PART 12 INDEMNIFICATION, WAIVER OF CLAIMS AND WARRANTY

GC 12.2 WAIVER OF CLAIMS

Add in new G.C. 12.2.11:

- G.C. 12.2.11 The waiver of claims – G.C. 12.2 – Waiver of Claims, is subject to the provisions of the *Limitations Act* of Alberta being R.S.A 2000, C.L-12 and amendments thereto.

GC 12.3 WARRANTY

Deleting G.C. 12.3.1 and substituting with:

- G.C. 12.3.1 Except for extended warranties as otherwise provided herein, the warranty period under this *Contract* is the longest of
- .1 One year from the date of Substantial Performance of the *Work*;
 - .2 Longer periods specified in the *Contract Documents* for certain portions of the *Work* or *Products*, and
 - .3 In the case of *Work* done pursuant to any given *Subcontract*, the longer warranty period, if any, provided for is such *Subcontract*.

Deleting G.C. 12.3.3 and substituting with:

- G.C. 12.3.3 Notwithstanding provisions under the Alberta *Builders' Lien Act* permitting Substantial Performance of *Subcontractors Work* prior to substantial performance of the total *Work*, the commencement date for warranty is the date of substantial performance for the total *Work* but in no case before the item being warranted is complete and has been inspected and accepted.

Add in new G.C. 12.3.7

G.C. 12.3.7 The *Contractor* shall be responsible for obtaining *Product* warranties in excess of one year on behalf of the *Owner* from the manufacturer. These *Product* warranties shall be issued by the manufacturer to the benefit of the *Owner*. The warranty shall include the prompt remedy of defects and/or failures in the equipment, material and installation upon written notification from the *Owner*. The warranty shall include further making good other *Work*, components and finishes and other property damaged or disturbed in the course of remedying defects at no cost to *Owner*. The *Contractor* shall be responsible for obtaining warranties in excess of one year on behalf of the *Owner* from *Subcontractor* where the *Owner* has specified such longer warranty period.

Add in new G.C. 12.3.8:

G.C. 12.3.8 The warranty period, as defined in this Article, will commence from the date of verification by the *Consultant* of substantial performance of the *Work* of the prime *Contract* and further, in this *Contract*, "certified by the *Consultant*", when used in reference to substantial performance, shall mean "certified by the *Contractor/Subcontractor* and verified by the *Consultant*."

Add in new G.C. 12.3.9

G.C. 12.3.9 Notwithstanding the provisions of this Article, if any statute in force in Alberta creates a more extended liability for faulty materials or *Workmanship*, then the provisions of such statute shall apply. Warranties shall not be deemed to restrict any liability of the *Contractor* arising out of any applicable laws.

Add in new G.C. 12.3.10

G.C. 12.3.10 Where a material, *product* or installation covered by warranty fails, the stipulated warranty and warranty period shall be renewed for a period equal to the period of the original warranty for the specific *Work* being replaced or repaired.

Add in new G.C. 12.3.11

G.C. 12.3.11 The *Contractor* itself is contractually responsible to the *Owner* for, and will enforce, the warranty obligations of the *Subcontractors* and those of its manufacturers and suppliers and ensure that *Subcontractors* correct promptly, at their own expense, defects or deficiencies which appear in their *Work* during the period of one year from the date of Substantial Performance of the *Work* or such longer period as may be specified for certain *Products* or portions of the *Work*. Costs incurred by the *Contractor* with respect to administering this warranty and any miscellaneous costs incurred on site during the warranty period will be at the *Contractor's* expense and shall not increase the *Contract Price*.

END OF SECTION

Part 1 General

1.1 RELATED SECTIONS

- .1 Section 00 21 13 - Instructions to Bidders
- .2 Section 00 73 03 - Supplementary Conditions

1.2 INSURANCE PROVIDED

- .1 Owner shall obtain and maintain during the Contract period insurance policies for work affecting the existing adjacent building, where existing adjacent building and associated site development are affected by new construction.
- .2 Contractor to obtain and maintain during the Contract period, insurance policies of insurance for the benefit of the Owner, Consultants, and Trade Contractors, and suppliers.

1.3 INSURANCE PROVIDED BY CONTRACTOR.

- .1 Builders' Risk Course of Construction (COC) Insurance – covering all risks (subject to applicable policy exclusions) of physical loss of damage to materials, structures, property and equipment entering into or intended to become part of the work or alterations thereto, for an amount not less than the full replacement cost value of the Work. This insurance shall cover loss or damage to all such materials, structures, property and equipment while at the site of the Work or in transit thereto and while there awaiting construction, erection and installation and during construction, erection, installation or testing and until final acceptance by Owner.
- .2 The policy will contain a waiver of the insurer's rights of subrogation against all parties insured.
- .3 In respect of losses for which coverage is provided under such Builders' Risk policy, the first \$50,000 of each and every loss shall be for the account of the Contractor whose work or material suffers the loss unless such work has been accepted by the Owner, and a Certificate of Substantial Completion has been issued in respect thereof. However, if another Contractor is found to be responsible for such loss by the independent adjuster appointed by Owner to investigate and settle such loss, then that Contractor shall be responsible for the said \$50,000.
- .4 Wrap Up Liability Insurance:
 - (i) Providing for an inclusive limit of \$2,000,000 for each occurrence or accident;
 - (ii) Providing coverage for all sums which the Insureds shall become legally obligated to pay for damages because of bodily injury (including death at any time resulting therefrom) sustained by any person or persons or because of damage to or destruction of property (including loss of use or occupancy) caused by occurrence or accident arising out of or related to the Work, subject to the applicable policy exclusions;
 - (iii) Including coverage for Products, Complete Operations, Blanket Contractual, Contractors' Protective, Personal Injury, Contingent Employer's Liability, Occurrence Property Damage, Non-owned Automobile Liability and Explosion, Collapse and Underground Damage;
 - (iv) Providing for Completed Operations Liability to continue for a period of 24

-
- months after the Work has been completed; and
- (v) Including a Cross Liability clause providing that the inclusion of more than one Insured shall not in any way affect the rights of any other Insured hereunder, in respect to any claim, demand, suit or judgment made against any other Insured, subject to an overall limit of \$2,000,000.
- .5 In respect to losses for property damage for which coverage is provided under the Comprehensive General Liability insurance, the first \$50,000 of each and every property damage loss shall be for the account of the Contractor found to be responsible by the independent adjuster appointed by Owner to investigate and settle all losses.
- .6 Workers' Compensation Insurance covering all employees of Contractor engaged in the Work in accordance with the statutory requirements of the province or territory having jurisdiction over such employees.
- .7 Unless otherwise directed by Owner in writing, the Contractor will carry All Risks insurance coverage covering all construction equipment owned or rented for which Contractor may be responsible and for an amount not less than the replacement cost value of the equipment. In the event of loss, or damage to the said equipment or any part thereof, Contractor shall if so requested by the Owner in writing, forthwith replace such damaged or destroyed equipment. Such All Risks insurance policy shall be endorsed to waive rights of subrogation against the Owner, Architect and Engineer.
- .8 Automobile or Watercraft Liability insurance covering all motor vehicles or watercraft owned, operated, and used or to be used by the Contractor in connection with the Work. The Limit of Liability shall not be less than \$2,000,000 inclusive, for loss or damage including personal injuries and death arising from any one accident.
- .9 Pollution Liability
- .1 Contractors and Sub-Contractors with Work involved in the removal or treatment of hazardous materials will provide and maintain Contractor's Pollution Liability Insurance or an appropriate Environmental Impairment Liability (EIL) Insurance Policy. Such coverage will specifically schedule the type of work defined in the Contract. This cover is intended to cover Contractor's liability for claims caused by pollution events arising out of covered operations performed by or on behalf of the insured at project sites.
- .2 The limits of liability for Contractor's Pollution Liability or (EIL) Insurance for Parties involved in abatement work:
- .3 Combined Single Limit per Occurrence \$2,000,000
- .4 General Annual Aggregate \$2,000,000
- .5 Coverage shall be maintained in force for 24 months following the termination of the Contract.
- .6 If transporting hazardous waste/materials to/from the Job Site an appropriate endorsement must be attached and supplied by the contractor with a \$2,000,000 limit. The Heartland Housing Foundation

(Owner) must be added as an Additional Insured to this policy with respect to the work performed on behalf of the Owner.

- .7 The Owners rights under this policy are meant to be maintained with respect to a pollution condition arising out of the operations of the Contractor. Insured vs. Insured exclusion to be removed under the above-mentioned policy.
- .8 Contractor shall submit, prior to commencement of Work, in a form acceptable to Owner, proof that insurance coverages are in effect and meet specified conditions.
- .9 The Contractor shall provide the Owner with a certificate of insurance evidencing coverage for Commercial General Liability insurance in the amount of \$2,000,000.
- .10 The Contractor shall indemnify and save harmless the Owner from any and all losses, liabilities, claims, demands, and costs (including legal costs) howsoever caused with respect to losses caused directly by the Contractor.
- .11 The policies mentioned in the above certificate shall not be cancelled, altered, or permitted to lapse unless the insurer notifies the owner in writing at least (30) days prior to the effective date of cancellation or expiry. The insurance policy will be in a form and with a company, acceptable to the Owner.
- .12 The Contractor shall require each of its Sub-Contractors to provide comparable insurance to that set forth under Items 1.3.1 to 1.11 inclusive.
- .13 Certificates of Insurance shall be submitted by Contractor and all Sub-Contractors to the Owner prior to commencing the Work. Such certificates shall all provide that 30 days written notice shall be given to the Owner prior to any material changes or cancellation of any such policy or policies.
- .14 Labour Disputes: The Contractor shall bear the risk and responsibility of any loss, damage or expense to the Work or to themselves of any nature and kind whatsoever, arising from strikes or labour disputes.
- .15 Obstructions and Utilities: Except as otherwise provided in this section, the Contractor assumes all the risks and responsibilities arising out of any obstruction on or under the road allowance and any traffic conditions caused by such obstruction including traffic conditions on any highway or road giving access to the Contract area and they shall not make any claim against Heartland Housing Foundation for any loss, damage or expense occasioned thereby.
- .16 It is the Contractor's responsibility to co-ordinate its proposed Works with any Work required by utilities. The Contractor shall make all reasonable efforts to schedule and co-ordinate its Work to avoid delays.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Description of Work
- .2 Contractual Relationships
- .3 Documents and Terminology
- .4 Associated Requirements
- .5 Work Expectations

1.2 DIVISION OF WORK

- .1 The intent of the project located at Lot 14, Block 44, Plan 1323938, Fox Creek, Alberta is for the construction of a series of canopies to protect the public, and surrounding equipment from snow falling off the existing building.
- .2 Work to include Architectural, Structural, Electrical, and development as identified on the Construction Documents, and set out in the Project Manual and the Construction Agreement between the Owner and Contractor.
- .3 Division of Work among Trade Contractors, Suppliers or Vendors is solely the Contractor's responsibility. Neither the Owner nor Consultants assumes any responsibility to act as an arbiter to establish Trade Contractor terms, between sectors or disciplines of Work.

1.3 CONTRACT METHOD

- .1 Work will take place under a Stipulated Sum Contract between Owner - Contractor. See section 00 52 13 for Contract Agreement.
- .2 Construction documents were prepared by the Consultants for the Owner. Any use which a third party makes of the Construction Documents, or any reliance on or decisions to be made, based on them, are the responsibility of such third parties. The Owner and Consultants, accepts no responsibility for damages suffered by any third party, as a result of decisions made or actions based on the Construction Documents.

1.4 RELATED DOCUMENTS

- .1 Section 00 21 13 - Instructions to Bidders
- .2 Section 00 52 13 - Owner – Contractor Agreement.
- .3 Section 00 72 13 - General Conditions.
- .4 Section 00 73 03 - Supplementary Conditions.
- .5 Division 01 Sections described requirements applicable to all Sections within Divisions 02 to 49 inclusive.
- .6 Divisions 02 to 49

1.5 COMPLEMENTARY DOCUMENTS

- .1 Drawings, specifications and schedules are complementary each to the other and what is called for by one, to be binding as if called for by all. Should any discrepancy appear between the documents which leaves doubt as to the intent or meaning, abide by Precedence of Documents or obtain direction from the Consultant.
- .2 Drawings indicate general location and route of conduit and wire/conductors. Install conduit or wiring/conductors and plumbing piping not shown or indicated

diagrammatically in schematic or riser diagrams to provide an operational assembly or system.

- .3 Install components to physically conserve headroom, to minimize furring spaces, or obstructions.
- .4 Locate devices with primary regard for convenience of operation and usage.
- .5 Examine all discipline drawings, specifications and schedules and related work to ensure that Work can be satisfactorily executed. Conflicts or additional work beyond work described to be brought to attention of the Consultant.

1.6 DOCUMENTS PROVIDED

- .1 Owner will supply the Contractor with one (1) set of Plans and Specifications for construction purposes, and one (1) electronic/PDF set.
- .2 An electronic set of documents can be provided near the end of the Project for purposes of transferring changed information recorded on as-built documents to the electronic Record Documents.
- .3 See Section 01 10 00 for additional requirements.

1.7 ACCESS TO SITE

- .1 General: Contractors shall have restricted use of Project site for construction operations during construction period.
- .2 Use of Site: Confirm the use of site with the owner during the Project start-up meeting. (Ample space available for staging.)
- .3 Owner will indicate allowable access and use of site.

1.8 SPECIFICATION AND DRAWING CONVENTIONS

- .1 Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - .1 Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - .2 Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - .1 Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - .2 Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.

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- .3 Keynoting: Materials and products are identified by reference
keynotes referencing Specification Section numbers found in this
ProjectManual.

Part2 Products (Not Used)

Part3 Execution (Not Used)

END OF SECTION

Part 1 General

1.1 RELATED DOCUMENTS

- .1 Drawings and general provisions of the Contract, as set out in the Owner - Contractor Agreement. This section describes requirements applicable to all Sections within Divisions 02 to 49 and as noted on drawings.

1.2 SPECIFICATIONS AND DOCUMENTS

- .1 Generally, drawings indicate graphically, the dimensions and location of components and equipment. Specifications indicate specific components, assemblies, and identify quality.
- .2 Drawings, specifications, diagrams and schedules are complementary, each to the other, and what is required by one, to be binding as if required by all.
- .3 Should any conflict or discrepancy appear between documents, which leaves doubt as to the intent or meaning, apply the Precedence of Documents or obtain guidance or direction from Consultant.
- .4 Examine all discipline drawings, specifications, schedules, diagrams and related Work to ensure that Work can be satisfactorily executed.

1.3 PRODUCT OPTIONS AND SUBSTITUTION

- .1 Substitutions will be considered only for those products specified by the proprietary method (where a product trade name and/or the name of a particular manufacturer is specified and substitutions are acceptable).
- .2 Bidders may base their tenders on substitutions provided that such substitutions are equivalent or superior in all respects to the named products. Bidders have the sole responsibility for making this determination during the bidding period.
- .3 Owner will not consider requests for approval or substitutions during the bidding period.
- .4 Substitutions will be evaluated and approved or rejected after award of contract.
- .5 Should a substitution be rejected by the Owner, the Contractor is required to provide a named product and/or manufacturer or another product and/or manufacturer acceptable to the Owner at no extra cost.
- .6 Substitute Products: Where substitute products are permitted, unnamed products will be accepted by the Owner, subject to the following:
 - .1 Substitute products shall be the same type as, be capable of performing the same functions as and meet or exceed the standards of quality and performance of the named product(s). Substitutions shall not require revisions to Contract Documents nor to work of other Contractors.
- .7 Substitute Manufacturers: Where substitute manufacturers are permitted, unnamed manufacturers will be acceptable by the Owner, subject to the following:
 - .1 Substitute manufacturers shall have capabilities comparable to those of the named manufacturer(s). Substitutions shall not require revisions to Contract Documents nor to work of Other Contractors.
- .8 In making a substitution, Contractor represents that:
 - .1 he has investigated substitute product or manufacturer, or both, and has determined that it meets the criteria specified in item .6 or .7 above, or both and
 - .2 he will make any changes to the Work necessitated by the substitution as

required for the Work to be complete in all respects and
.3 he waives claims for additional costs and time caused by substitution
which may subsequently become apparent.

- .9 Substitutions shall not be ordered nor installed without Owners acceptance.
.10 If in the Owner's opinion, a substitution does not meet requirements of Contract Documents, Contractor shall at no extra cost to Owner, provide a product which in Owner's opinion, does meet requirements of Contract Documents.

1.4 HEALTH AND SAFETY

- .1 Contractor will develop written site-specific Health and Safety Plan based on hazard assessment prior to commencing any site Work and continue to implement, maintain, and enforce plan until final demobilization from site.

1.5 REGULATORY REQUIREMENTS

- .1 The laws of the Place of the Work shall govern the Work.
.2 Contractor shall obtain and pay for the building permit, permanent easements and rights of servitude. The Contractor shall be responsible for all permits, licenses or certificates necessary for the performance of the Work which were in force at the date of executing the Agreement.

1.6 REFERENCES

- .1 See Section 01 42 00 for additional references.
.2 Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

1.7 QUALITY CONTROL

- .1 See Section 01 45 00 for additional requirements.
.2 Work includes Inspection and testing, administrative and enforcement requirements, tests and mix designs, mock-up criteria, mill tests, and written and electronic submitted reports.
.3 Submit samples and materials required for testing, as specifically requested in specifications or drawings. Submit with reasonable promptness and in an orderly sequence so as not to cause delay in Work.
.4 Provide labour and facilities to obtain and handle samples and materials on site. Provide sufficient space to store and cure test samples.
.5 **Inspection and testing:** Allow Authorities Having Jurisdiction, access to Work. If part of the Work is in preparation at locations other than the Place of Work, allow access to such Work whenever it is in progress.
.1 Give timely notice requesting inspection whenever portions of the Work are designated for special tests, inspections or approvals, either when described in the Contract Documents or when required by law in the Place of the Work.
.6 **Testing:** independent Inspection and Testing Agencies will be engaged by Owner, for purpose of inspecting and testing portions of Work. Cost of such services will be borne by Owner.

- .1 Provide equipment required for executing inspection and testing by appointed agencies.
- .2 Employment of inspection and testing agencies does not relax responsibility to perform Work in accordance with Contract Documents.
- .3 If defects are revealed during inspection and/or testing, appointed agency will request additional inspection and testing to ascertain full degree of defect. Correct defect and irregularities as advised by Consultant at no cost to Owner. Pay costs for retesting and re-inspection.
- .7 **Mock ups:** Prepare mock-up for Work specifically requested in specifications. or drawings, include for Work of all Sections required to provide mock-ups.
 - .1 Construct in all locations acceptable to Consultant.
 - .2 Prepare mock-ups for Consultants review with reasonable promptness and in an orderly sequence, so as not to cause any delay in Work.
 - .3 Failure to prepare mock-ups in ample time is not considered sufficient reason for an extension of Contract Time and no claim for extension by reason of such default will be allowed.
 - .4 If allowed by Consultant, approved mock-up may remain as part of Work.
- .8 **Defective Work:** Remove defective Work, whether result of poor workmanship, use of defective products or damage and whether incorporated in Work or not, which has been rejected by the Consultant as failing to conform to Contract Documents. Replace or re-execute in accordance with Contract Documents.
 - .1 Make good work damaged by such removals or replacements promptly.
 - .2 If in opinion of the Consultant it is not expedient to correct defective Work or Work not performed in accordance with Contract Documents, Owner may deduct from the Contract Price, the difference in value between Work performed and that called for by the Contract Documents, the amount of which shall be determined by Consultant.

1.8 QUALITY ASSURANCE

- .1 Compatibility of Options: If Contractor is given option of selecting between two or more products, select product compatible with products previously selected, even if previously selected products were also options.
 - .1 If a dispute arises over concurrently selectable but incompatible products, Consultant will determine which products shall be used.
- .2 Products, materials, equipment, parts or assemblies (referred to as Products) incorporated in Work: New, not damaged or defective, of best quality (compatible with specification requirements) for purpose intended. If requested, provide evidence as to type, source and quality of Products provided.
- .3 Defective Products, whenever identified prior to completion of Work, will be rejected, regardless of previous inspections. Inspection does not relieve responsibility, but is precaution against oversight or error. Remove and replace defective Products at own expense and be responsible for delays and expenses caused by rejection.
- .4 Should any dispute arise as to quality or fitness of Products, decision rests strictly with Consultant.
- .5 Unless otherwise indicated in specifications, maintain uniformity of manufacture for any particular or like item throughout building.

1.9 WARRANTIES

- .1 Warranties specified in specifications and drawings shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
 - .1 **Manufacturer's Warranty:** Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
 - .2 **Special Warranty:** Written warranty required by the Contract Documents to provide specific rights for Owner.
- .2 Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.
 - .1 Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
 - .2 Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
 - .3 See other Sections for specific content requirements and particular requirements for submitting special warranties.

1.10 PRODUCT REQUIREMENTS

- .1 **Basis-of-Design Product Specification:** A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.
- .2 Immediately upon signing Contract, review Product delivery requirements and anticipate foreseeable supply delays for any items.
- .3 If delays in supply of Products are foreseeable, notify Consultant of such, in order that substitutions or other remedial action may be authorized in ample time to prevent delay in performance of Work.
- .4 In event of failure to notify Consultant at commencement of Work and should it subsequently appear that Work may be delayed for such reason, Consultant reserves right to substitute more readily available Products of similar character, at no increase in Contract Price or Contract Time.
- .5 Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
- .6 **Delivery and Handling:**
 - .1 Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
 - .2 Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.

- .3 Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
- .4 Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.

.7 Storage:

- .1 Store products to allow for inspection and measurement of quantity or counting of units.
- .2 Store materials in a manner that will not endanger Project structure.
- .3 Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
- .4 Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
- .5 Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
- .6 Protect stored products from damage and liquids from freezing.

1.11 TEMPORARY UTILITIES

- .1 See Section 01 53 00 for additional requirements.
- .2 **Temporary Heating and Hoarding:** Unless otherwise arranged, Contractor to be responsible for temporary heating required during construction period, including attendance, maintenance and fuel.
 - .1 Construction heaters used inside building must be vented to outside or be flame less type.
 - .2 Provide temporary heat and ventilation in enclosed areas as required to:
 - .1 Facilitate progress of Work.
 - .2 Protect Work and products against dampness and cold.
 - .3 Prevent moisture condensation on surfaces.
 - .4 Provide ambient temperatures and humidity levels for storage, installation and curing of materials.
 - .5 Provide adequate ventilation to meet health regulations for safe working environment.
- .3 **Temporary Power and Lighting:** Contractor will provide a source for, and pay the costs of temporary power during construction for temporary lighting and operating of power tools.

1.12 CONSTRUCTION FACILITIES

- .1 See Section 01 52 00 and 00 52 13: Owner – Contractor Agreement.
- .2 Contractor to provide and maintain scaffolding, ramps, ladders, swing staging, platforms, temporary stairs required for their work, unless otherwise arranged.
- .3 Contractor will provide, operate and maintain hoists and cranes required for moving of workers, materials and equipment.
- .4 **Security:** Contractor will provide and pay for responsible security personnel to guard site and contents of site after working hours and during holidays.

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- .5 **Equipment, Tool and Material Storage:** Contractor shall provide and maintain, in a clean and orderly condition, lockable weatherproof sheds for storage of tools, equipment and materials.
 - .6 Locate materials not required to be stored in weatherproof sheds on site in a manner to cause least interference with work activities.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Special Facility Requirements
- .2 Special scheduling requirements.

1.2 RELATED SECTIONS

- .1 Section 01 53 00 - Temporary Construction.
- .2 Section 01 33 00 - Submittal Procedures.
- .3 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 SPECIAL FACILITY REQUIREMENTS

- .1 The Existing Facility is to remain open during the course of construction. Ensure that at least one (1) entry on the main face of the building is always available for public access to the building.
- .2 Provide for safe vehicular and pedestrian traffic. This includes protective hording or other means necessary.
- .3 Construct barriers in accordance with Section 01 53 00.

END OF SECTION

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Testing and inspecting allowances.
- C. Related Requirements:
 - 1. Section 014000 "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date Contractor to schedule and advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.5 INFORMATIONAL SUBMITTALS

- A. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.

- B. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.7 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

1.8 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of services not required by the Contract Documents are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

1.9 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Lump-Sum Allowance: Include the sum of \$25,000.00 for exterior lighting and receptacles. Location and type to be determined.
 - 1. This allowance includes material cost, receiving, handling, and installation, and Contractor overhead and profit.

END OF SECTION 012100

Part1 General

1.1 SECTION INCLUDES

- .1 Applications for progress payments.
- .2 Substantial performance procedures.
- .3 Release of hold-back procedures.
- .4 Price adjustments.

1.2 RELATED SECTIONS

- .1 Refer to CCDC 2 for specific requirements.

1.3 RELATED SECTIONS

- .1 Section 01 61 00 - Product Requirements.

1.4 APPLICATIONS FOR PROGRESS PAYMENT

- .1 Submit a CCDC 24 electronic form using an authorized electronic signature.
- .2 Make applications for payment on account as monthly as Work progresses.
- .3 Accompany applications with a CCDC 9A-2001 Statutory Declaration form.
- .4 Date applications for payment last day of agreed payment period and ensure amount claimed is for value, proportionate to amount of Contract, of Work performed and Products delivered to Place of Work as of that date.
- .5 Submit to Consultant for review, minimum fourteen (14) calendar days before first application for payment, schedule of values for parts of Work, aggregating total amount of Contract Price, so as to facilitate evaluation of applications for payment.
- .6 Submit required support documentation with applications for payment, including workers' compensation clearance certificates and statutory declarations.

1.5 PROGRESS PAYMENT

- .1 Submit a progress payment schedule on CCDC 24 electronic form using an authorized electronic signature.
- .2 Accompany applications with a CCDC 9A-2001 - Statutory Declaration form.
- .3 Consultant will issue to Owner, no later than fourteen (14) calendar days after receipt of an application for payment, certificate for payment in amount applied for or in such other amount as Consultant determines to be properly due.
- .4 If Consultant amends application, Consultant will give notification in writing giving reasons for amendment.

1.6 PROGRESSIVE RELEASE OF HOLD-BACK

- .1 Where legislation permits, if Consultant has certified that Work has been performed prior to Substantial Performance of the Work, Owner will pay hold-back amount retained for such Work, or products supplied, on day following expiration of hold-back period for such Work stipulated in lien legislation applicable to Place of the Work.
- .2 Notwithstanding provisions of preceding paragraph, and notwithstanding wording of such certificates, ensure that Subcontract Work or Products is protected pending issuance of final certificate for payment and be responsible for correction of defects or Work not performed regardless of whether or not such was apparent when such certificates were issued.

1.7 SUBSTANTIAL PERFORMANCE OF THEWORK

- .1 Submit a schedule of payments on CCDC 24 electronic form using an authorized electronic signature.
- .2 Accompany applications with a CCDC 9A-2001 Statutory Declaration form.
- .3 Prepare and submit to Consultant a comprehensive list of items to be completed or corrected. Failure to include an item on the list does not alter responsibility to complete the Contract.
- .4 Request Consultant review to establish Substantial Performance of the Work.
- .5 Where permitted by local lien legislation, Contractor may apply for substantial performance of a designated portion of the Work, subject to Owner acceptance of that portion of the Work being substantially performed.
- .6 No later than fourteen (14) calendar days after receipt of list and application, Consultant will review Work to verify validity of application, and no later than seven (7) days after completing review, will notify Contractor if the Work, or the designated portion of the Work, is substantially performed.
- .7 Consultant will state in their certificate the date of Substantial Performance of the Work, or the date of the designated portion of the Work, as applicable.
- .8 Immediately following issuance of certificate of Substantial Performance of the Work, in consultation with Consultant, establish reasonable date for finishing Work.

1.8 PAYMENT OF HOLD-BACK ON SUBSTANTIAL PERFORMANCE OF THE WORK

- .1 After issuance of Certificate of Substantial Performance of the Work:
 - .1 Submit an application for payment of hold-back amount.
 - .2 Submit sworn statement that all accounts for labour, subcontracts, products, construction machinery and equipment, and other indebtedness which may have been incurred in Substantial Performance of the Work and for which Owner might in any way be held responsible have been paid in full, except for amounts properly retained as hold-back or as identified amount in dispute.
- .2 After receipt of application for payment and sworn statement, Consultant will issue certificate for payment of hold-back amount.
- .3 Amount authorized by certificate for payment of hold-back amount is due and payable on day following expiration of hold-back period stipulated in lien legislation applicable to Place of the Work.
 - .1 Where lien legislation does not exist or apply, hold-back amount is due and payable in accordance with other legislation, industry practice, or provisions which may be agreed to between parties.
 - .2 Owner may retain out of hold-back amount any sums required by law to satisfy any liens against Work or, if permitted by lien legislation applicable to Place of the Work, other third-party monetary claims against Contractor which are enforceable against Owner.

1.9 FINAL PAYMENT

- .1 Submit an application for final payment on a CCDC 24 electronic form using an authorized electronic signature.
- .2 Consultant will, no later than fourteen (14) calendar days after receipt of an application for final payment, review Work to verify validity of application.

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- .3 Consultant will give notification that application is valid or give reasons why it is not valid, no later than seven (7) days after reviewing Work.
Consultant will issue final certificate for payment when application for final payment is determined valid.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Coordination of Work with Owner under administration of Contractor.
- .2 Scheduled progress and Pre-installation meetings.

1.2 RELATED SECTIONS

- .1 Section 01 32 00 - Construction Progress Documentation.
- .2 Section 01 33 00 - Submittal Procedures.
- .3 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 COORDINATION

- .1 Perform coordination of progress schedules, submittals, use of site, construction facilities and construction Work, with progress of Work by Owner, under instructions of Consultant.

1.4 PROJECT MEETINGS

- .1 Schedule and administer bi-weekly project meetings throughout progress of Work as determined by Consultant.
- .2 Schedule and administer pre-installation meetings when specified in sections and when required to coordinate related or affected Work.
- .3 Prepare agenda for meetings.
- .4 When requested by Consultant, distribute written notice of each meeting four (4) days in advance of meeting date to participants.
- .5 Provide physical space and make arrangements for meetings.
- .6 Preside at meetings.
- .7 Record minutes. Include significant proceedings and decisions. Identify action by parties.
- .8 Reproduce and distribute copies of minutes within three (3) days after each meeting and transmit to meeting participants, as well as affected parties not in attendance.

1.5 CONSTRUCTION ORGANIZATION AND START-UP

- .1 Within Ten (10) days after award of Contract, request a meeting of parties in contract to discuss and resolve administrative procedures and responsibilities.
- .2 Consultant, Senior representatives of the Owner, Contractor, major Subcontractors, field inspectors and supervisors are to be in attendance.
- .3 Establish time and location of meeting and notify parties concerned minimum five (5) days before meeting.
- .4 Incorporate mutually agreed variations to Contract Documents into Agreement, prior to signing.
- .5 Agenda to include following:
 - .1 Appointment of official representative of participants in Work.
 - .2 Schedule of Work, progress scheduling as specified in Section 01 3200.
 - .3 Schedule of submission of shop drawings, samples, colour chips as specified in Section 01 33 00 or as set out in Documents.

- .4 Requirements for temporary facilities, site sign, offices, storage sheds, utilities, fences as specified in Section 01 5200.
- .5 Delivery schedule of specified equipment as specified in Section 01 3200.
- .6 Site safety as specified in Section 01 35 23.
- .7 Proposed changes, change orders, procedures, approvals required, mark-up percentages permitted, time extensions, overtime, and administrative requirements.
- .8 ~~Owner-furnished Products.~~ (N/A)
- .9 Record drawings as specified in Section 01 7840.
- .10 Maintenance material and data as specified in Section 01 7840.
- .11 Take-over procedures, acceptance, and warranties as specified Section 01 7810.
- .12 Monthly progress claims, administrative procedures, photographs, and holdbacks.
- .13 Appointment of inspection and testing agencies or firms as specified in Section 01 1000.
- .14 Insurances and transcript of policies.
- .6 Comply with Owner of mobilization areas of site; for field offices and sheds, access, traffic, and parking facilities.
- .7 During construction, coordinate use of site and facilities through Consultant's procedures for intra-project communications: Submittals, reports and records, schedules, coordination of drawings, recommendations, and resolution of ambiguities and conflicts.
- .8 Comply with instructions of Consultant for use of temporary utilities and construction facilities.
- .9 Coordinate field engineering and layout work with Consultant.

1.6 ON-SITE DOCUMENTS

- .1 Maintain at job site, one copy each of the following:
 - .1 Contract drawings.
 - .2 Specifications.
 - .3 Addenda.
 - .4 Reviewed shop drawings.
 - .5 Change orders.
 - .6 Other modifications to Contract.
 - .7 Field test reports.
 - .8 Copy of approved Work schedule.
 - .9 Manufacturers' installation and application instructions.
 - .10 Labour conditions and wage schedules.
 - .11 Applicable current editions of municipal regulations and by-laws. Current building codes, complete with addenda bulletins applicable to the Place of the Work.

1.7 SCHEDULES

- .1 Submit preliminary construction progress schedule as specified in Section 01 32 00 to Consultant coordinated with Consultant's project schedule.
- .2 After review, revise and resubmit schedule to comply with revised project schedule.

- .3 During progress of Work revise and resubmit as directed by Consultant.

1.8 CONSTRUCTION PROGRESS MEETINGS

- .1 During course of Work and two (2) weeks prior to project completion, schedule progress meetings bi-weekly.
- .2 Contractor, major subcontractors involved in Work, Owner, and Consultant are to be in attendance.
- .3 Record minutes of meetings and circulate to attending parties and affected parties not in attendance within five (5) days after meeting.

1.9 SUBMITTALS

- .1 Prepare and issue submittals to Consultant for review.
- .2 Submit preliminary Shop Drawings, product data and samples as specified in Section 01 33 00 for review for compliance with Contract Documents; for field dimensions and clearances, for relation to available space, and for relation to Work of other contracts. After review, revise and resubmit for transmittal to Consultant.
- .3 Submit requests for payment for review, and for transmittal to Consultant.
- .4 Submit requests for interpretation of Contract Documents, and obtain instructions through Consultant.
- .5 Process substitutions through Consultant.
- .6 Process change orders through Consultant.
- .7 Deliver closeout submittals for review and preliminary inspections, for transmittal to Consultant.

1.10 COORDINATION DRAWINGS

- .1 Provide information required by Consultant for preparation of coordination Drawings.
- .2 Review and approve revised Drawings for submittal to Consultant.

1.11 CLOSEOUT PROCEDURES

- .1 Notify Consultant when Work is considered ready for Substantial Performance.
- .2 Accompany Consultant on preliminary inspection to determine items listed for completion or correction.
- .3 Comply with Consultant's instructions for correction of items of Work listed in executed certificate of Substantial Performance [and for access to Owner-occupied areas].
- .4 Notify Consultant of instructions for completion of items of Work determined in Consultant's final inspection.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Schedules, form, content, submission.
- .2 Critical path scheduling.
- .3 Progress photographs.
- .4 Progress report.
- .5 Submittals schedule.

1.2 RELATED SECTIONS

- .1 Section 01 33 00 - Submittal Procedures.
- .2 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 SCHEDULES

- .1 Submit schedules as follows:
 - .1 Submittal Schedule for Shop Drawings and ProductData.
 - .2 Submittal Schedule forSamples.
 - .3 Submittal Schedule for timeliness of Owner-furnishedProducts.
 - .4 Product Delivery Schedule.
 - .5 Shutdown or closureactivity.

1.4 CONSTRUCTION PROGRESSSCHEDULING

- .1 Submit initial schedule in duplicate within ten (10) days of award ofcontract.
- .2 Consultant and Owner will review. Where required, revise andresubmit.
- .3 Submit revised schedules with each Application for Payment, identifying changes since previousversion.
- .4 Submit a horizontal bar computer generated chart with separate line for each major portion of Work or operation, identifying first work day of eachweek.
- .5 Show complete sequence of construction by activity, identifying Work of separate stages and other logically grouped activities. Indicate the early and late start, early and late finish, float dates, andduration.
- .6 Indicate estimated percentage of completion for each item of Work at each submission.
- .7 Indicate submittal dates required for shop drawings, product data, samples, and product delivery dates, including those furnished by Owner and required by Allowances.
- .8 Indicate progress of each activity to date of submission schedule.
- .9 Indicate changes occurring since previous submission ofschedule:
 - .1 Major changes in scope.
 - .2 Activities modified since previoussubmission.
 - .3 Revised projections of progress andcompletion.
 - .4 Other identifiablechanges.
- .10 Provide a narrative report todefine:
 - .1 Problem areas, anticipated delays, and impact onschedule.
 - .2 Corrective action recommended and itseffect.
 - .3 Effect of changes on schedules of other prime contractors.

1.5 PROGRESSPHOTOGRAPHS

- .1 DigitalPhotography:
 - .1 Submit electronic copy of colour digital photography in *.jpg format, minimum 6 mega pixelresolution.
 - .2 Identification: Name and number of project and date of exposure indicated.
- .2 Number of Viewpoints: Four (4) fixed locations and eight (8) random viewpoints determined in consultation withConsultant.
- .3 Frequency: Monthly with progresstatement.

1.6 SUBMITTALSSCHEDULE

- .1 Include schedule for submitting shop drawings, product data, samples and other items as defined in each specificsection.
- .2 Include dates when delivery will be required for Owner-furnishedproducts.
- .3 Include dates when reviewed submittals will be required fromConsultant.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Shop Drawings and product data.
- .2 Samples.
- .3 Certificates and transcripts.

1.2 RELATED SECTIONS

- .1 Section 01 32 00 - Construction Progress Documentation.
- .2 Section 01 78 10 - Closeout Submittals.
- .3 Other sections requesting submittals.
- .4 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 ADMINISTRATIVE

- .1 Submit to Consultant submittals listed for review. Submit with reasonable promptness and in orderly sequence so as to not cause delay in Work. Failure to submit in ample time is not considered sufficient reason for an extension of Contract Time and no claim for extension by reason of such default will be allowed.
- .2 Work affected by submittal shall not proceed until review is complete.
- .3 Present Shop Drawings, product data, samples and mock-ups to match construction drawing units (imperial/metric).
- .4 Review submittals prior to submission to Consultant. This review represents that necessary requirements have been determined and verified, or will be, and that each submittal has been checked and coordinated with requirements of Work and Contract Documents.
- .5 Submittals not stamped, signed, dated, identified as to specific project, and attesting to their being reviewed will be returned without being examined and shall be considered rejected.
- .6 Notify Consultant, in writing at time of submission, identifying deviations from requirements of Contract Documents stating reasons for deviations.
- .7 Verify field measurements and affected adjacent Work are coordinated.
- .8 Contractor's responsibility for errors and omissions in submission is not relieved by Consultant's review of submittals.
- .9 Contractor's responsibility for deviations in submission from requirements of Contract Documents is not relieved by Consultant review.
- .10 Keep one (1) reviewed copy of each submission on site.

1.4 SHOP DRAWINGS AND PRODUCT DATA

- .1 The term "Shop Drawings" means drawings, diagrams, illustrations, schedules, performance charts, brochures and other data which are to be provided by Contractor to illustrate details of a portion of Work.
- .2 Indicate materials, methods of construction and attachment or anchorage, erection diagrams, connections, explanatory notes and other information necessary for completion of Work. Where articles or equipment attach or connect to other articles or equipment, indicate that such items have been coordinated, regardless of Section under which adjacent items will be supplied and installed. Indicate cross references to design drawings and specifications.

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- .3 Allow fifteen (15) calendar days for Consultant's review of each submission.
 - .4 Adjustments made on Shop Drawings by Consultant are not intended to change Contract Price. If adjustments affect value of Work, state such in writing to Consultant prior to proceeding with Work.
 - .5 Make changes in Shop Drawings as Consultant may require, consistent with Contract Documents. When resubmitting, notify Consultant in writing of any revisions other than those requested.
 - .6 Accompany submissions with transmittal letter, containing:
 - .1 Date.
 - .2 Project title and number.
 - .3 Contractor's name and address.
 - .4 Identification and quantity of each shop drawing, product data and sample.
 - .5 Other pertinent data.
 - .7 Submissions shall include:
 - .1 Date and revision dates.
 - .2 Project title and number.
 - .3 Name and address of:
 - .1 Subcontractor.
 - .2 Supplier.
 - .3 Manufacturer.
 - .4 Contractor's stamp, signed by Contractor's authorized representative certifying approval of submissions, verification of field measurements and compliance with Contract Documents.
 - .5 Details of appropriate portions of Work as applicable:
 - .1 Fabrication.
 - .2 Layout, showing dimensions, including identified field dimensions, and clearances.
 - .3 Setting or erection details.
 - .4 Capacities.
 - .5 Performance characteristics.
 - .6 Standards.
 - .7 Operating weight.
 - .8 Wiring diagrams.
 - .9 Single line and schematic diagrams.
 - .10 Relationship to other parts of the Work.
 - .8 After Consultant's review, distribute copies.
 - .9 Submit electronic copy of Shop Drawings for each requirement requested in specification Sections and as consultant may reasonably request.
 - .10 Submit electronic copy of product data sheets or brochures for requirements requested in specification sections and as requested by Consultant where Shop Drawings will not be prepared due to standardized manufacture of product.
 - .11 Delete information not applicable to project.
 - .12 Supplement standard information to provide details applicable to project.
 - .13 If upon review by Consultant, no errors or omissions are discovered or if only minor corrections are made, submittal will be returned and fabrication and installation of Work may proceed. If Shop Drawings are rejected, noted copy will be returned and re-submission of corrected Shop Drawings, through same

procedure indicated above, must be performed before fabrication and installation of Work may proceed.

1.5 SAMPLES

- .1 Submit for review samples in duplicate as requested in respective specification Sections. Label samples with origin and intended use.
- .2 Deliver samples prepaid to Consultant's business address.
- .3 Notify Consultant in writing, at time of submission of deviations in samples from requirements of Contract Documents.
- .4 Where colour, pattern or texture is criterion, submit full range of samples.
- .5 Adjustments made on samples by Consultant are not intended to change Contract Price. If adjustments affect value of Work, state such in writing to Consultant prior to proceeding with Work.
- .6 Make changes in samples which Consultant may require, consistent with Contract Documents.
- .7 Reviewed and accepted samples will become standard of workmanship and material against which installed Work will be verified.

1.6 CERTIFICATES AND TRANSCRIPTS

- .1 Submit transcription of insurance immediately after notice of award of Contract.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Inspection and testing, administrative and enforcement requirements.
- .2 Tests and mix designs.
- .3 Mock-ups.
- .4 Mill tests.
- .5 Written and electronic reports.
- .6 Equipment and system adjust and balance.

1.2 REFERENCES

- .1 ISO/IEC 17025-2005 - General Requirements for the Competence of Testing and Calibration Laboratories.
- .2 SCC (Standards Council of Canada).

1.3 INSPECTION BY AUTHORITY

- .1 Allow Authorities Having Jurisdiction access to Work. If part of Work is in preparation at locations other than Place of Work, allow access to such Work whenever it is in progress.
- .2 Give timely notice requesting inspection whenever portions of the Work are designated for special tests, inspections or approvals, either when described in the Contract Documents or when required by law in the Place of the Work.
- .3 If Contractor covers or permits to be covered Work that has been designated for special tests, inspections or approvals before such is made, uncover such Work, have inspections or tests satisfactorily completed and make good such Work.

1.4 REVIEW BY CONSULTANT

- .1 Consultant and Owner may order any part of the Work to be reviewed or inspected if Work is suspected to be not in accordance with Contract Documents.
- .2 Consultant to coordinate with owner for approval prior to proceeding.
- .3 If, upon review such work is found not in accordance with Contract Documents, correct such Work and pay cost of additional review and correction.
- .4 If such Work is found in accordance with Contract Documents, Owner will pay cost of review and replacement.

1.5 INDEPENDENT INSPECTION AGENCIES

- .1 Independent Inspection and Testing Agencies will be engaged by Owner for purpose of inspecting and testing portions of Work. Cost of such services will be borne by Owner.
- .2 Testing Organizations: Listed by SCC within info.palcan@scc.ca listings.
- .3 Provide equipment required for executing inspection and testing by appointed agencies.
- .4 Employment of inspection and testing agencies does not relax responsibility to perform Work in accordance with Contract Documents.
- .5 If defects are revealed during inspection and/or testing, appointed agency will request additional inspection and testing to ascertain full degree of defect. Correct defect and irregularities as advised by Consultant at no cost to Owner. Pay costs for retesting and re-inspection.

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- 1.6 ACCESS TOWORK**
- .1 Allow inspection and testing agencies access to Work, off site manufacturing and fabrication plants.
 - .2 Cooperate to provide reasonable access and facilities for such access.
- 1.7 PROCEDURES**
- .1 Notify appropriate agency and Consultant in advance of requirement for tests, in order that attendance arrangements can be made.
 - .2 Submit samples and materials required for testing, as specifically requested in specifications. Submit with reasonable promptness and in an orderly sequence so as not to cause delay in Work.
 - .3 Provide labour and facilities to obtain and handle samples and materials onsite. Provide sufficient space to store and cure test samples.
- 1.8 REJECTED WORK**
- .1 Remove defective Work, whether result of poor workmanship, use of defective products or damage and whether incorporated in Work or not, which has been rejected by Consultant as failing to conform to Contract Documents. Replace or re-execute in accordance with Contract Documents.
 - .2 Make good other Contractor's work damaged by such removals or replacements promptly.
 - .3 If in opinion of Consultant it is not expedient to correct defective Work or Work not performed in accordance with Contract Documents, Owner may deduct from Contract Price the difference in value between Work performed and that called for by Contract Documents, amount of which shall be determined by Consultant.
- 1.9 REPORTS**
- .1 Submit one (1) electronic copy of signed inspection and test reports to Consultant.
 - .2 Provide signed copies to Subcontractor of work being inspected or tested.
- 1.10 TESTS AND MIX DESIGNS**
- .1 Furnish test results and mix designs as may be requested.
 - .2 The cost of tests and mix designs beyond those called for in Contract Documents or beyond those required by law of Place of Work shall be appraised by Consultant and may be authorized as recoverable.
- 1.11 MOCK-UP**
- .1 Prepare mock-up for Work specifically requested in specifications. Include for Work of all Sections required to provide mock-ups.
 - .2 Construct in all locations as specified in specific Section and acceptable to Consultant.
 - .3 Prepare mock-ups for Consultant's review with reasonable promptness and in an orderly sequence, so as not to cause any delay in Work.
 - .4 Failure to prepare mock-ups in ample time is not considered sufficient reason for an extension of Contract Time and no claim for extension by reason of such default will be allowed.

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- .5 If requested, Consultant will assist in preparing a schedule fixing dates for preparation.
 - .6 Remove mock-up at conclusion of Work or when acceptable to Consultant.
Repair any damage and clean-up at place of mock-up.
 - .7 Specification section identifies whether mock-up may remain as part of Work or if it is to be removed.

1.12 MILL TESTS

- .1 Submit mill test certificates as required of specification Sections.

1.13 EQUIPMENT AND SYSTEMS

- .1 Submit adjustment and balancing reports for mechanical, electrical and building equipment systems.
- .2 Refer to Mechanical documents for definitive requirements.

Part 2 Products (not used)

Part 3 Execution (not used)

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Construction aids.
- .2 Office and sheds.
- .3 Parking.
- .4 Project identification.

1.2 RELATED SECTIONS

- .1 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 INSTALLATION AND REMOVAL

- .1 Provide construction facilities in order to execute work expeditiously.
- .2 Remove from site all such work after use.

1.4 SCAFFOLDING

- .1 Contractor to provide and maintain ladders, platforms, scaffolding, and swing staging required for installation of their work.

1.5 HOISTING

- .1 Contractor to provide, operate and maintain hoists, cranes required for moving of workers, materials and equipment.
- .2 Cranes and Hoists shall be operated by qualified operator.

1.6 USE OF THE WORK

- .1 Confine work and operations of employees by Contract Documents. Do not unreasonably encumber premises with Products.
- .2 Do not load or permit to load any part of Work with a weight or force that will endanger the Work.

1.7 CONSTRUCTION PARKING

- .1 Parking will be permitted on site provided it does not disrupt performance of Work and continuing operation of the adjacent facility.
- .2 Provide and maintain adequate access to project site.
- .3 If authorized to use existing roads for access to project site, maintain such roads for duration of Contract and make good damage resulting from Contractors' use of roads.

1.8 SECURITY

- .1 Contractor will provide and pay for responsible security personnel to guard site and contents of site after working hours and during holidays.

1.9 EQUIPMENT, TOOL AND MATERIALS STORAGE

- .1 Contractor to provide and maintain, in a clean and orderly condition, lockable weatherproof sheds for storage of tools, equipment and materials required for their work.
- .2 Locate materials not required to be stored in weatherproof sheds on site in a manner to cause least interference with work activities.

END OF SECTION

Part1	General
1.1	SECTION INCLUDES
.1	Site enclosure.
.2	Guardrails and barriers.
.3	Weather enclosures.
.4	Dust tight barriers.
.5	Protection for off-site and public property.
.6	Protection of applied finishes.
.7	Protection of surrounding Work.
1.2	RELATED SECTIONS
.1	Section 01 52 00 - Construction Facilities.
.2	This section describes requirements applicable to all Sections within Divisions 02 to 49.
1.3	INSTALLATION AND REMOVAL
.1	Provide temporary controls in order to execute Work expeditiously.
.2	Remove from site all such work after use.
1.4	SITE ENCLOSURE
.1	Erect temporary site enclosure (chain link fencing) around complete worksite. Enclosure to meet municipal standards, as to construction and finish.
.2	Equip gates with locks and keys with restricted availability, in the project office.
.3	Erect and maintain pedestrian walkways including roof and side covers, complete with signs and electrical lighting as required by law.
.4	Protect from damage by equipment and construction procedures.
1.5	GUARD RAILS AND BARRIERS
.1	Provide secure, rigid guard rails and barricades around deep excavations, open shafts, open stair wells, open edges of floors and roofs.
.2	Provide as required by governing authorities.
1.6	WEATHER ENCLOSURES
.1	Provide weather tight closures to unfinished openings in floors and roofs.
.2	Design enclosures to withstand wind pressure and snow loading.
1.7	PROTECTION FOR OFF-SITE AND PUBLIC PROPERTY
.1	Protect surrounding private and public property from damage during performance of Work.
.2	Be responsible for damage incurred.

1.8 PROTECTION OF APPLIED FINISHES

- .1 Provide protection for finished and partially finished surfaces and equipment during performance of Work.
- .2 Provide necessary screens, covers, and hoardings.
- .3 Be responsible for damage incurred due to lack of or improper protection.

END OF SECTION

Part1	General
1.1	SECTION INCLUDES
.1	Informational and warning devices.
.2	Protection and control of public traffic.
.3	Operational requirements.
1.2	RELATED SECTIONS
.1	Section 01 53 00 - Temporary Construction. Roadway and pedestrian access to the site.
.2	This section describes requirements applicable to all Sections within Divisions 02 to 49.
1.3	REFERENCES
.1	TAC (Transportation Association of Canada) - Manual of Uniform Traffic Control Devices for Canada, Fifth Edition (2014).
.2	Municipal guidelines and regulations enforceable to Town of Fort Saskatchewan.
1.4	ACCESS TO SITE
.1	Provide and maintain access roads, sidewalk crossings, ramps and construction runways as may be required for access to Work.
1.5	PUBLIC TRAFFIC FLOW
.1	Provide and maintain competent signal flag operators, traffic signals, barricades and flares, lights, or lanterns as required to perform Work and protect the public.
1.6	PROTECTION OF PUBLIC TRAFFIC
.1	Comply with requirements of Acts, Regulations and By-Laws in force for regulation of traffic or use of roadways upon or over which it is necessary to carry out Work or haul materials or equipment.
.2	When working on travelled way:
.1	Place equipment in position to present minimum of interference and hazard to traveling public.
.2	Keep equipment units as close together as working conditions permit and preferably on same side of travelled way.
.3	Do not leave equipment on travelled way overnight.
.3	Do not close any lanes of road without approval of Town of Fort Saskatchewan.
.4	Before re-routing traffic erect suitable signs and devices in accordance with instructions contained in UTCD.
.5	Provide and maintain road access and egress to property fronting along Work under Contract and in other areas as indicated, unless other means of road access exist that meet approval of Town of Fort Saskatchewan.
1.7	INFORMATIONAL AND WARNING DEVICES
.1	Provide and maintain signs, flashing warning lights and other devices required to indicate construction activities or other temporary and unusual conditions resulting from Project Work which requires road user response.
.2	Supply and erect signs, delineators, barricades and miscellaneous warning devices as specified by Town of Fort Saskatchewan.

- .3 Place signs and other devices in locations recommended in municipal guidelines.
- .4 Meet with Town of Fox Creek prior to commencement of Work to prepare list of signs and other devices required for project. If situation on site changes, revise list to approval of Municipality.
- .5 Continually maintain traffic control devices in use by:
 - .1 Checking signs daily for legibility, damage, suitability and location. Clean, repair or replace to ensure clarity and reflectance.
 - .2 Removing or covering signs which do not apply to conditions existing from day today.

1.8 CONTROL OF PUBLIC TRAFFIC

- .1 Provide competent flag persons, trained in accordance with, and properly equipped as specified in municipal guidelines for the following situations:
 - .1 When public traffic is required to pass working vehicles or equipment which block all or part of travelled roadway.
 - .2 When it is necessary to institute one-way traffic system through construction area or other blockage where traffic volumes are heavy, approach speeds are high and traffic signal system is not in use.
 - .3 Where temporary protection is required while other traffic control devices are being erected or taken down.
 - .4 For emergency protection when other traffic control devices are not readily available.
 - .5 In situations where complete protection for workers, working equipment and public traffic is not provided by other traffic control devices.
 - .6 Delays to public traffic due to contractor's operators: maximum fifteen (15) minutes.
- .2 Where roadway carrying two-way traffic is to be restricted to one lane for twenty-four (24) hours each day, provide portable traffic signal system.
 - .1 Adjust as necessary, and regularly maintain system during period of restriction.
 - .2 Signal system to requirements of the TAC manual.

1.9 OPERATIONAL REQUIREMENTS

- .1 Maintain existing conditions for traffic throughout period of Contract except that, when required for construction under this Contract and when measures have been taken as specified and approved by Consultant to protect and control public traffic, existing conditions for traffic to be restricted as follows:
- .2 Maintain existing conditions for traffic crossing right-of-way.

1.10 FIRE ROUTES

- .1 Maintain access to property including overhead clearances for use by emergency response vehicles.
- .2 Provide Town of Fox Creek, with emergency locations and access points for access of fire department services. Receive approval of fire department, prior to start of construction.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

.1 Construction signage.

1.2 RELATED SECTIONS

.1 Section 01 53 00 - Temporary Construction: Site fencing.

.2 This section describes requirements applicable to all Sections within Divisions 02 to 49.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Product quality, availability, storage, handling, protection, and transportation.
- .2 Product substitution procedures.
- .3 Manufacturer's instructions.
- .4 Quality of Work, coordination and fastenings.
- .5 Existing facilities.

1.2 RELATED SECTIONS

- .1 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 TERMINOLOGY

- .1 New: Produced from new materials.
- .2 Re-newed: Produced or rejuvenated from an existing material to like-new condition to serve a new or existing service.
- .3 Defective: A condition determined exclusively by the Consultant.

1.4 PRODUCT QUALITY

- .1 Products, materials, equipment, parts or assemblies (referred to as Products) incorporated in Work: New, not damaged or defective, of best quality (compatible with specification requirements) for purpose intended. If requested, provide evidence as to type, source and quality of Products provided.
- .2 Defective Products, whenever identified prior to completion of Work, will be rejected, regardless of previous inspections. Inspection does not relieve responsibility, but is precaution against oversight or error. Remove and replace defective Products at own expense and be responsible for delays and expenses caused by rejection.
- .3 Should any dispute arise as to quality or fitness of Products, decision rests strictly with Consultant.
- .4 Unless otherwise indicated in specifications, maintain uniformity of manufacture for any particular or like item throughout building.
- .5 Permanent labels, trademarks and nameplates on Products are not acceptable in prominent locations, except where required for operating instructions, or when located in mechanical or electrical rooms.

1.5 AVAILABILITY

- .1 Immediately upon signing Contract, review Product delivery requirements and anticipate foreseeable supply delays for any items.
- .2 If delays in supply of Products are foreseeable, notify Consultant of such, in order that substitutions or other remedial action may be authorized in ample time to prevent delay in performance of Work.
- .3 In event of failure to notify Consultant at commencement of Work and should it subsequently appear that Work may be delayed for such reason, Consultant reserves right to substitute more readily available Products of similar character, at no increase in Contract Price or Contract Time.

1.6 STORAGE AND PROTECTION

- .1 Store and protect Products in accordance with manufacturers' written instructions.
- .2 Store with seals and labels intact and legible.
- .3 Store sensitive Products in weather tight, climate controlled, enclosures in an environment favourable to Product.
- .4 For exterior storage of fabricated Products, place on sloped supports above ground.
- .5 Cover Products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of Products.
- .6 Store loose granular materials on solid flat surfaces in a well-drained area. Prevent mixing with foreign matter.
- .7 Provide equipment and personnel to store Products by methods to prevent soiling, disfigurement, or damage.
- .8 Arrange storage of Products to permit access for inspection. Periodically inspect to verify Products are undamaged and are maintained in acceptable condition.

1.7 TRANSPORTATION AND HANDLING

- .1 Transport and handle Products in accordance with manufacturer's written instructions.
- .2 Promptly inspect shipments to ensure that Products comply with requirements, quantities are correct, and Products are undamaged.
- .3 Provide equipment and personnel to handle Products by methods to prevent soiling, disfigurement, or damage.

1.8 PRODUCT CHANGES

- .1 Change in Product/Products: Submit request for substitution or alternative in accordance with Section 01 10 00.

1.9 EXISTING UTILITIES

- .1 When breaking into or connecting to existing services or utilities, execute Work at times directed by local governing authorities, with minimum of disturbance to pedestrians, vehicular traffic and existing adjacent building occupants.
- .2 Protect, relocate or maintain existing active services. When services are encountered, cap off in manner approved by authority having jurisdiction. Stake and record location of capped service.

1.10 MANUFACTURER'S WRITTEN INSTRUCTIONS

- .1 Unless otherwise indicated in specifications, install or erect Products to manufacturer's written instructions. Do not rely on labels or enclosures provided with Products. Obtain written instructions directly from manufacturers.
- .2 Notify Consultant in writing, of conflicts between specifications and manufacturer's instructions, so that Consultant may establish course of action.
- .3 Improper installation or erection of Products, due to failure in complying with these requirements, authorizes Consultant to require removal and re-installation at no increase in Contract Price or Contract Time.

1.11 QUALITY OFWORK

- .1 Ensure Quality of Work is of highest standard, executed by workers experienced and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
- .2 Do not employ anyone unskilled in their required duties. Consultant reserves right to require dismissal from site any workers deemed incompetent orcareless.
- .3 Decisions as to standard or fitness of Quality of Work in cases of dispute rest solely with Consultant, whose decision isfinal.

1.12 COORDINATION

- .1 Ensure cooperation of workers in laying out Work. Maintain efficient and continuous supervision.
- .2 Be responsible for coordination and placement of openings, sleeves and accessories.

1.13 CONCEALMENT

- .1 In finished areas, conceal pipes, ducts and wiring in floors, walls andceilings, except where indicated otherwise.
- .2 Before installation, inform Consultant if there is interference. Install as directed by Consultant.

1.14 REMEDIALWORK

- .1 Perform remedial work required to repair or replace parts or portions of Work identified as defective or unacceptable. Coordinate adjacent affected Work as required.
- .2 Perform remedial work by specialists familiar with materials affected. Perform in a manner to neither damage nor put at risk any portion ofWork.

1.15 LOCATION OFFIXTURES

- .1 Consider location of fixtures, outlets, and electrical items indicated asapproximate.
- .2 Inform Consultant of conflicting installation. Install as directed.

1.16 FASTENINGS

- .1 Provide metal fastenings and accessories in same texture, colour and finish as adjacent materials, unless indicatedotherwise.
- .2 Prevent electrolytic action between dissimilar metals andmaterials.
- .3 Use non-corrosive hot dip galvanized steel fasteners and anchors for securing exterior work, unless stainless steel or other material is specifically requested in affected specificationSection.
- .4 Space anchors within individual load limit or shear capacity and ensure they provide positive permanent anchorage. Wood, or any other organic material plugs are notacceptable.
- .5 Keep exposed fastenings to a minimum, space evenly and installneatly.
- .6 Fastenings which cause spalling or cracking of material to which anchorages made are notacceptable.

1.17 FASTENINGS -EQUIPMENT

- .1 Use fastenings of standard commercial sizes and patterns with material and finish suitable for service.
- .2 Use heavy hexagon heads, semi-finished unless otherwise specified. Use Type 304 or 316 stainless steel for exterior areas.
- .3 Bolts may not project more than one diameter beyond nuts.
- .4 Use plain type washers on equipment, sheet metal and soft gasket lock type washers where vibrations occur. Use resilient washers with stainless steel.

1.18 PROTECTION OF WORK IN PROGRESS

- .1 Prevent overloading of any part of the Project.
- .2 Do not cut, drill or sleeve any load bearing structural member, unless specifically indicated, without written approval of Consultant.

END OF SECTION

Part1 General

1.1 SECTION INCLUDES

- .1 Field engineering survey services to measure and stake site.
- .2 Recording of subsurface conditions found.
- .3 Survey services to determine measurement inverts for the Work.
- .4 Requirements and limitations for cutting and patching the Work.

1.2 RELATED SECTIONS

- .1 Section 01 61 00 - Product Requirements.
- .2 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 REFERENCES

- .1 Owner's identification of existing survey control points and property limits.

1.4 SUBMITTALS

- .1 Submit name and address of Surveyor to Consultant.
- .2 On request of Consultant, submit documentation to verify accuracy of field engineering work.
- .3 Submit certificate signed by surveyor certifying and noting those elevations and locations of completed Work that conform and do not conform with Contract Documents.

1.5 QUALIFICATIONS OF SURVEYOR

- .1 Qualified registered land surveyor, licensed to practice in the Place of the Work, acceptable to Consultant.

1.6 SUBSURFACE CONDITIONS

- .1 Promptly notify Consultant in writing if discovered surface or subsurface conditions at Place of Work differ materially from those indicated in Contract Documents.
- .2 Advise the Consultant of a reasonable assumption of probable conditions when determined.
- .3 After prompt investigation, should Consultant determine that conditions do differ materially, instructions will be issued for changes in Work as provided in Changes or Change Orders set out in Section 01 2900.

1.7 EXAMINATION

- .1 Inspect existing conditions, including elements or adjacent Work subject to irregularities, damage, movement, including Work during cutting and patching.
- .2 After uncovering, inspect conditions affecting performance of the Work.
- .3 Beginning of cutting or patching means acceptance of existing conditions.

1.8 PREPARATION

- .1 Provide supports to assure structural integrity of surroundings; provide devices and methods to protect other portions of project from damage.
- .2 Provide protection from elements for areas which may be exposed by uncovering work; maintain excavations free of water.

1.9 EXISTINGSERVICES

- .1 Before commencing work, establish location and extent of service lines in area of Work and notify Consultant of findings.
- .2 Remove abandoned service lines within 2 m (6 ft) of structures. Cap or seal lines at cut-off points as directed by Consultant.

1.10 LOCATION OF EQUIPMENT AND FIXTURES

- .1 Location of equipment, fixtures and outlets indicated or specified are to be considered as approximate.
- .2 Locate equipment, fixtures and distribution systems to provide minimum interference and maximum usable space and in accordance with manufacturer's recommendations for safety, access and maintenance.
- .3 Inform Consultant of impending installation and obtain approval for actual location.
- .4 Submit field drawings to indicate relative position of various services and equipment when required by Consultant.

1.11 SURVEY RECORD

- .1 Maintain a complete, accurate log of control and survey work as it progresses.
- .2 On completion of foundations and major site improvements, prepare a certified survey showing dimensions, locations, angles and elevations of Work.
- .3 Record locations of maintained, re-routed and abandoned service lines.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Submittal requirements associated with connecting to new and existing facilities.
- .2 Execution requirements for all Work.

1.2 RELATED SECTIONS

- .1 Section 01 70 00 - Examination and Preparation.
- .2 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 SUBMITTALS - ATTACHING TO EXISTING WORK

- .1 Submit written request in advance of cutting or alteration which affects:
 - .1 Structural integrity of any element of Project.
 - .2 Integrity of weather-exposed or moisture-resistant elements.
 - .3 Efficiency, maintenance, or safety of any operational element.
 - .4 Visual qualities of sight-exposed elements.
 - .5 Work of Owner or separate contractor.
- .2 Include in request:
 - .1 Identification of Project.
 - .2 Location and description of affected Work.
 - .3 Statement on necessity for cutting or alteration.
 - .4 Description of proposed Work, and products to be used.
 - .5 Alternatives to cutting and patching.
 - .6 Effect on Work of Owner or separate contractor.
 - .7 Written permission of affected separate contractor.
 - .8 Date and time work will be executed.

1.4 TOLERANCES

- .1 Monitor fabrication and installation tolerance control of Products to produce acceptable Work.
- .2 Do not permit tolerances to accumulate beyond effective or practical limits.
- .3 Comply with manufacturers' tolerances. In case of conflict between manufacturers' tolerances and Contract Documents, request clarification from Consultant before proceeding.
- .4 Adjust Products to appropriate dimensions; position and confirm tolerance acceptability, before permanently securing Products in place.

1.5 EXECUTION

- .1 Execute cutting, fitting, and patching to complete the Work.
- .2 Perform all required excavation and fill to complete the Work.
- .3 Fit several parts together, to integrate with other Work.
- .4 Uncover Work to install ill-timed Work.
- .5 Remove and replace defective or non-conforming Work.
- .6 Remove samples of installed Work for testing, if not designated in the respective Section as remaining as part of the Work.
- .7 Provide openings in non-structural elements of Work for penetrations of associated, electrical and mechanical Work. Limit opening dimensions to minimal sizes required, and performed in a neat and clean fashion.

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- .8 Execute Work by methods to avoid damage to other Work, and which will provide proper surfaces to receive patching and finishing.
 - .9 Employ qualified workers or original installer to perform cutting and patching for weather-exposed and moisture-resistant elements, and sight-exposed surfaces.
 - .10 Cut rigid materials using masonry saw or core drill. Pneumatic or impact tools not allowed on masonry or concrete work without prior approval.
 - .11 Restore work with new products in accordance with requirements of Contract Documents.
 - .12 Fit Work airtight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
 - .13 At penetration of fire rated wall, ceiling, or floor construction, completely seal voids with [firestopping] material, for full thickness of the constructed element.
 - .14 Re-finish surfaces to match adjacent finishes: For continuous surfaces re-finish to nearest intersection; for an assembly, re-finish entire unit.
 - .15 Conceal pipes, ducts and wiring in floor, wall and ceiling construction off finished areas except where indicated otherwise.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Requirements and limitations for cutting and patching of Work.

1.2 RELATED SECTIONS

- .1 Section 01 00 00 - Summary of Work: Work by Owner.
- .2 Section 01 10 00 - General Requirements: Product options and substitutions.
- .3 Section 01 32 00 - Construction Progress Documentation: Submittals and scheduling.
- .4 Section 01 61 00 - Product Requirements.
- .5 Individual Product Specification Sections:
 - .1 Cutting and patching incidental to work of thesection.
 - .2 Advance notification to other sections of openings required in Work of those sections.
 - .3 Limitations on cutting structuralmembers.

1.3 SUBMITTALS

- .1 Submit written request in advance of cutting or alteration which affects:
 - .1 Structural integrity of any element ofProject.
 - .2 Integrity of weather exposed or moisture resistantelement.
 - .3 Efficiency, maintenance, or safety of any operationalelement.
 - .4 Visual qualities of sight exposedelements.
 - .5 Work of Owner or separate contractor.
- .2 Include inrequest:
 - .1 Identification of Project.
 - .2 Location and description of affectedWork.
 - .3 Necessity for cutting or alteration.
 - .4 Description of proposed Work and Products to beused.
 - .5 Alternatives to cutting andpatching.
 - .6 Effect on work of Owner or separatecontractor.
 - .7 Written permission of affected separatecontractor.
 - .8 Date and time work will beexecuted.

Part 2 Products

2.1 MATERIALS

- .1 Primary Products: Those required for original installation.
- .2 Product Substitution: For any proposed change in materials, submit request for substitution described in Section 0110 00.

Part 3 Execution

3.1 EXAMINATION

- .1 Examine existing conditions prior to commencing Work, including elements subject to damage or movement during cutting and patching.
- .2 After uncovering existing Work, assess conditions affecting performance of work.

- .3 Beginning of cutting or patching means acceptance of existing conditions.

3.2 PREPARATION

- .1 Provide temporary supports to ensure structural integrity of the Work. Provide devices and methods to protect other portions of Project from damage.
- .2 Provide protection from elements for areas which may be exposed by uncovering work.
- .3 Maintain excavations free of water.

3.3 CUTTING

- .1 Execute cutting and fitting including excavation and fill to complete the Work.
- .2 Uncover work to install improperly sequenced work.
- .3 Remove and replace defective or non-conforming work.
- .4 Remove samples of installed work for testing when requested.
- .5 Provide openings in the Work for penetration of mechanical and electrical work.
- .6 Employ skilled and experienced or original installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.
- .7 Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.

3.4 PATCHING

- .1 Execute patching to complement adjacent Work.
- .2 Fit Products together to integrate with other Work.
- .3 Execute work by methods to avoid damage to other Work, and which will provide appropriate surfaces to receive patching and finishing.
- .4 Employ original installer to perform patching for weather exposed and moisture resistant elements, and sight-exposed surfaces.
- .5 Restore work with new Products in accordance with requirements of Contract Documents.
- .6 Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- .7 At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material to Section 07 84 00, to full thickness of the penetrated element.
- .8 Refinish surfaces to match adjacent finish. For continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
- .9 Repair site grading and finish grade – provide sod to finish areas as required.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Progressive cleaning.
- .2 Cleaning prior to acceptance.

1.2 RELATED SECTIONS

- .1 This section describes requirements applicable to all Sections within Divisions 02 to 49.

Part 2 Products

2.1 CLEANING MATERIALS

- .1 Cleaning Agents and Materials: Low VOC content.

Part 3 Execution

3.1 PROGRESSIVE CLEANING

- .1 Maintain Work in tidy condition, free from accumulation of waste products and debris, including that caused by Owner or other Contractors.
- .2 Remove waste materials from site at regularly scheduled times or dispose of as directed by Consultant. Do not burn waste materials on site.
- .3 Clear snow and ice from area of construction, bank or pile snow in designated areas only.
- .4 Make arrangements with and obtain permits from authorities having jurisdiction for disposal of waste and debris.
- .5 Containers:
 - .1 Provide on-site steel framed, hinged lid containers for collection of waste materials and debris.
 - .2 Provide and use clearly marked, separate bins for recycling.
 - .3 Refer to Section 01 7420.
- .6 Remove waste material and debris from site and deposit in waste container at end of each working day.
- .7 Dispose of waste materials and debris designated dumping areas off site.
- .8 Clean interior areas prior to start of finish work, and maintain areas free of dust and other contaminants during finishing operations.
- .9 Store volatile waste in covered metal containers, and remove from premises at end of each working day.
- .10 Provide adequate ventilation during use of volatile or noxious substances. Use of enclosure ventilation systems is not permitted for this purpose.
- .11 Use only cleaning materials recommended by manufacturer of surface to be cleaned, and as recommended by cleaning material manufacturer.
- .12 Schedule cleaning operations so that resulting dust, debris and other contaminants will not fall on wet, newly painted surfaces nor contaminate building systems.

3.2 CLEANING PRIOR TO ACCEPTANCE

- .1 Prior to applying for Substantial Performance of the Work, remove surplus products, tools, construction machinery and equipment not required for performance of remaining Work.
- .2 Remove waste products and debris other than that caused by others, and leave Work clean and suitable for occupancy.
- .3 Prior to final review, remove surplus products, tools, construction machinery and equipment.
- .4 Remove waste products and debris including that caused by Owner or other Contractors.
- .5 Remove waste materials from site at regularly scheduled times or dispose of as directed by Consultant.
- .6 Make arrangements with and obtain permits from authorities having jurisdiction for disposal of waste and debris.
- .7 Clean and polish glass, mirrors, hardware, wall tile, stainless steel, chrome, porcelain enamel, baked enamel, plastic laminate, and mechanical and electrical fixtures. Replace broken, scratched or disfigured glass.
- .8 Remove stains, spots, marks and dirt from decorative work, electrical and mechanical fixtures, furniture fittings, walls, floors and owner supplied appliances.
- .9 Clean lighting reflectors, lenses, and other lighting surfaces.
- .10 Clean and polish surface finishes, as recommended by manufacturer.
- .11 Inspect finishes, fittings and equipment and ensure specified workmanship and operation.
- .12 Broom clean and wash exterior walks, steps and surfaces; rake clean other surfaces of grounds.
- .13 Remove dirt and other disfiguration from exterior surfaces.
- .14 Clean and sweep roofs, gutters, areas, and sunken wells.
- .15 Sweep and wash clean paved areas.
- .16 Clean equipment and fixtures to a sanitary condition; clean or replace filters of mechanical equipment. See mechanical documents for instructions.
- .17 Clean roof surfaces, down-spouts, and drainage components.
- .18 Remove debris and surplus materials from crawl areas and other accessible concealed spaces.
- .19 Remove snow and ice from access to facilities.

3.3 DISPOSAL OF WASTE

- .1 Burying of rubbish and waste materials is prohibited.
- .2 Disposal of waste, volatile materials, mineral spirits, oil, paint thinner into waterways, storm, or sanitary sewers is prohibited.

3.4 FINAL PRODUCT CLEANING

- .1 Execute final cleaning prior to final project assessment.
- .2 Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
- .3 Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

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- .4 Clean site; sweep paved areas, rake clean landscaped surfaces.
 - .5 Remove waste and surplus materials, rubbish, and construction facilities from the site.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Inspections and declarations.
- .2 Closeout submittals.
- .3 Operation and maintenance manual format.
- .4 Contents each volume.
- .5 Recording actual site conditions.
- .6 Record (as-built) documents and samples.
- .7 Record documents.
- .8 Final survey.
- .9 Warranties and bonds.

1.2 RELATED SECTIONS

- .1 Section 01 33 00 - Submittal Procedures.
- .2 Section 01 45 00 - Quality Control.
- .4 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.3 INSPECTIONS AND DECLARATIONS

- .1 Contractor's Inspection: Contractor and all Trade Contractors shall conduct an inspection of Work, identify deficiencies and defects, and repair as required to conform to Contract Documents.
 - .1 Notify Consultant in writing of satisfactory completion of Contractor's Inspection and that corrections have been made.
 - .2 Request Consultant's Inspection.
- .2 Consultant's Inspection: Consultant and Contractor will perform inspection of Work to identify defects or deficiencies. Correct defective and deficient Work accordingly.
- .3 Completion: Submit written certificate that following have been performed:
 - .1 Work has been completed and inspected for compliance with Contract Documents.
 - .2 Defects have been corrected and deficiencies have been completed.
 - .3 Certificates required by authorities having jurisdiction have been submitted.
 - .4 Operation of systems have been demonstrated to Owner's personnel.
 - .5 Work is complete and ready for Final Inspection.
- .4 Final Inspection: When items noted above are completed, request final inspection of Work by Consultant, and Contractor. If Work is deemed incomplete by Consultant, complete outstanding items and request reinspection.
- .5 Declaration of Substantial Performance: When Consultant considers deficiencies and defects have been corrected and it appears requirements of Contract have been substantially performed, make application for Substantial Performance of the Work.
- .6 Commencement of Warranty Periods: The date of Substantial Performance of the Work shall be the date for commencement of the warranty period.

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- .7 Commencement of Lien Periods: The date of publication of the certificate of Substantial Performance of the Work shall be the date for commencement of the lien period, unless required otherwise by the lien legislation applicable at the Place of the Work.
 - .8 Final Payment: When Consultant considers final deficiencies and defects have been corrected and it appears requirements of Contract have been completed, make application for final payment.
 - .9 Payment of Hold-back: After issuance of certificate of Substantial Performance of the Work, submit an application for payment of hold-back amount.

1.4 CLOSEOUT SUBMITTALS

- .1 Prepare instructions and data using personnel experienced in maintenance and operation of described products.
- .2 Copy will be returned after final inspection with Consultant's comments.
- .3 Revise content of documents as required prior to final submittal.
- .4 Two (2) weeks prior to Substantial Performance of the Work, submit to the Consultant, four (4) final copies of operating and maintenance manuals in Canadian English.
- .5 Ensure spare parts, maintenance materials and special tools provided are new, undamaged or defective, and of same quality and manufacture as products provided in Work.
- .6 If requested, furnish evidence as to type, source and quality of products provided.
- .7 Defective products will be rejected, regardless of previous inspections. Replace products at own expense.
- .8 Pay costs of transportation.

1.5 OPERATION AND MAINTENANCE MANUAL FORMAT

- .1 Organize data in the form of an instructional manual.
- .2 Binder: vinyl, hard covered, 3 'D' ring, loose leaf 219 x 279 mm (8.5 x 11 inch) with spine and face pockets.
- .3 When multiple binders are used, correlate data into related consistent groupings. Identify contents of each binder on spine.
- .4 Cover: Identify each binder with type or printed title 'Project Record Documents'; list title of project and identify subject matter of contents.
- .5 Arrange content by systems under Section numbers and sequence of Table of Contents.
- .6 Provide tabbed fly leaf for each separate product and system, with typed description of product and major component parts of equipment.
- .7 Text: Manufacturer's printed data, or type written data.
- .8 Drawings: provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.
- .9 Provide 1:1 scaled CAD files in *.dxf AutoCAD Release 2016 format on DVD.
- .10 Provide one (1) hard copy of operation and maintenance manual and one copy of operation and maintenance manual in PDF format.

1.6 CONTENTS - EACH VOLUME

- .1 Table of Contents: Provide:
 - .1 Title of project.
 - .2 Date of submission.
 - .3 Names, addresses, and telephone numbers of Consultant, Sub-consultants, Contractor, and Sub-contractors with name of responsible parties.
 - .4 Schedule of products and systems, indexed to content of volume.

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- .2 For each product or system, list names, addresses and telephone numbers of subcontractors and suppliers, including local source of supplies and replacement parts.
 - .3 Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation; delete inapplicable information. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions specified in Section 01 4500.
 - .4 Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flowdiagrams.
 - .5 Certificate of Acceptance: Relevant certificates issued by authorities having jurisdiction, including code compliance certificate and life safety systems performancecertificate.
 - .6 Training: Refer to Section 01 79 00.

1.7 RECORDING ACTUAL SITE CONDITIONS

- .1 Record information on set of black line opaque drawings, and within the Project Manual, provided by Consultant.
- .2 Annotate with coloured felt tip marking pens, maintaining separate colours for each major system, for recording changed information.
- .3 Record information concurrently with construction progress. Do not conceal Work of the Project until required information is accuratelyrecorded.
- .4 Contract drawings and shop drawings: legibly mark each item to record actual construction,including:
 - .1 Measured depths of elements of foundation in relation to finish first floor datum.
 - .2 Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surfaceimprovements.
 - .3 Measured locations of internal utilities and appurtenances, referenced to visible and accessible features ofconstruction.
 - .4 Field changes of dimension anddetail.
 - .5 Changes made by changeorders.
 - .6 Details not on original ContractDrawings.
 - .7 References to related shop drawings andmodifications.
- .5 Specifications: legibly mark each item to record actual construction,including:
 - .1 Manufacturer, trade name, and catalogue number of each product actually installed, particularly optional items and substituteitems.
 - .2 Changes made by Addenda and changeorders.
- .6 Other Documents: Maintain manufacturer's certifications, field test records and inspection certifications required by individual specificationssections.

1.8 RECORD (AS-BUILT) DOCUMENTS ANDSAMPLES

- .1 In addition to requirements in General Conditions, maintain at the site for Consultant, one (1) record copyof:
 - .1 ContractDrawings.
 - .2 Specifications.
 - .3 Addenda.
 - .4 Change Orders and other modifications to theContract.
 - .5 Reviewed shop drawings, product data, andsamples.
 - .6 Field test records.
 - .7 Inspectioncertificates.
 - .8 Manufacturer's certificates.

- .2 Store as-built documents and samples in field office apart from documents used for construction. Provide files, racks, and secure storage.
- .3 Label as-built documents and file in accordance with section number listings in List of Contents of the Project Manual. Label each document AS-BUILT DOCUMENTS in neat, large, printed letters.
- .4 Maintain as-built documents in clean, dry and legible condition. Do not use as-built documents for construction purposes.
- .5 Keep as-built documents and samples available for inspection by Consultant.

1.9 RECORD DOCUMENTS

- .1 Prior to Substantial Performance of the Work, provide marked-up information from the as-built documents to a master set of Drawing and specifications.
- .2 Mark revised documents as RECORD DOCUMENTS. Include all revisions, with special emphasis on structural steel, electrical, reinforced concrete and mechanical.
- .3 Submit completed record documents to Consultant on a DVD, accompanied by three (3) hard copy sets.

1.10 FINAL SURVEY

- .1 Submit final site survey certificate in accordance with Section 01 70 00, certifying that elevations and locations of completed Work are in conformance, or non-conformance with Contract Documents.
- .2 Inaccurate or neglectful information shall become a liability of the Contractor.

1.11 WARRANTIES AND BONDS

- .1 Separate each warranty or bond with index tab sheets keyed to Table of Contents listing.
- .2 List subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.
- .3 Obtain warranties and bonds, executed in duplicate by subcontractors, suppliers, and manufacturers, within ten (10) days after completion of the applicable item of work.
- .4 Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date of Substantial Performance is determined.
- .5 Verify that documents are in proper form, contain full information, and are notarized.
- .6 Co-execute submittals when required.
- .7 Retain warranties and bonds until time specified for submittals.

END OF SECTION

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- .13 Ensure that the warranties and guarantees provide that all work furnished and installed by the Contractor remain in perfect condition and working order for the period of one or more years (as the case may be) and that the Contractor will replace same with new materials at no expense to the Owner unless it can be proven that the defects are caused by abuse and negligence on the part of the Owner or his employees.
- .14 In effecting the replacement, the responsible Contractor also bears all costs involved in removing or replacing adjacent affected materials that may be disturbed and which are required in the complete restoration of the original finish.
- .15 One month prior to expiry of one-year warranty period, the Consultant will carry out a detailed inspection of the project.
- .16 Any defect apparent will be noted and will be forwarded to the Contractor in writing for correction under the terms of the Contract. The Contractor will forward to the appropriate Trade Contractor.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Shop and site fabricated miscellaneous metal items.
- .2 Shop and site fabricated aluminum items.
- .3 Shop and site fabricated stainless steel items.
- .4 Products furnished, but not installed, under this Section including the following:
 - .1 Loose steellintels.
 - .2 Steel weld plates and angles for casting into concrete for applications where they are not specified in otherSections.

1.2 RELATED SECTIONS

- .1 Structural Drawings: Cast-in-place Concrete: Placement of metal fabrications in concrete.
- .2 Section 04 04 20 - Unit Masonry: Placement of metal fabrications in masonry.
- .3 Notes and details on Structural drawings.
- .4 Section 09 91 10 - Painting: Paint finish.

REFERENCES

- .1 ASTM A53/A53M-12 - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless.
- .2 ASTM A153/A153M-09 - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
- 1.3** .3 ASTM A307-12 - Standard Specification for Carbon Steel Bolts and Studs, 60 000 PSI Tensile Strength.
- .4 ASTM A500/A500M-13 - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
- .5 ASTM A501-07 - Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing.
- .6 CSA-G40.20-13/G40.21-13 - General Requirements for Rolled or Welded Structural Quality Steel/ Structural Quality Steel.
- .7 CSA-W59-13 - Welded Steel Construction (Metal Arc Welding).
- .8 CSA-W59.2-M1991 (R2013) - Welded Aluminum Construction.
- .9 MPI (Master Painters Institute) – Architectural Painting Specifications Manual and Maintenance Repainting Manual.

SUBMITTALS FOR REVIEW

- .1 Section 01 33 00: Submission procedures.
- 1.4** .2 Shop Drawings:
 - .1 Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories. Include erection drawings, elevations, and details where applicable.Indicate welded connections using standard welding symbols. Indicate net weldlengths.

1.5 MOCK UP

- .1 Provide mock-up of materials of this section in association with materials of other Sections. Locate where directed by Consultant. Approved mock-up may remain as part of the Work.

1.6 QUALITY ASSURANCE

- .1 Welders' Certificates: Submit to Section 0145 00 requirements, certifying welders employed on the Work, verifying qualification within the previous twelve (12) months to CSA-W47.1 (steel).
- .2 Prepare Shop Drawings under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed at the place where the Project is located.

Part 2 Products

2.1 MATERIALS - STEEL

- .1 Steel Sections and Plates: CSA-G40.20/G40.21, Grade 350W.
- .2 Steel Pipe: ASTM A53/A53M, Grade B, Schedule 40, standard weight, black finish.
- .3 Steel Tubing: ASTM A500/A500M, Grade B, black finish.
- .4 Bolts, Nuts, and Washers: ASTM A307, galvanized to ASTM A153/A153M for galvanized components.
- .5 Welding Materials: Type required for materials being welded.
- .6 Welding Filler Material: CSA-W48.
- .7 Shop and Touch-Up Primer: SSPC-Paint 25, zinc oxide, alkyd.
- .8 Primer: As specified in Section 09 91 10.
- .9 Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type II - Organic zinc-rich primer.

2.2 MATERIALS - ALUMINUM

- .1 Extruded Aluminum: ASTM B221, alloy 6063, Temper T5.
- .2 Sheet Aluminum: ASTM B209, Alloy AA1100.
- .3 Aluminum-Alloy Drawn Seamless Tubes: ASTM B210, Alloy 6063, Temper T6.
- .4 Aluminum-Alloy Bars: ASTM B211, Alloy 6063, Temper T6.
- .5 Bolts, Nuts, and Washers: Stainless steel.
- .6 Welding Materials: Type required for materials being welded.

2.3 FABRICATION

- .1 Fit and shop assemble items in largest practical sections, for delivery to site.
- .2 Fabricate items with joints tightly fitted and secured.
- .3 Continuously seal joined members by continuous welds.
- .4 Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.
- .5 Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise.

- .6 Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

2.4 FABRICATION TOLERANCES

- .1 Squareness: 3 mm (1/8 inch) maximum difference in diagonal measurements.
- .2 Maximum Offset Between Faces: 1.6 mm (1/16 inch).
- .3 Maximum Misalignment of Adjacent Members: 1.6 mm (1/16 inch).
- .4 Maximum Bow: 3 mm in 1.2 m (1/8 inch in 4 ft).
- .5 Maximum Deviation from Plane: 1.6 mm in 1.2 m (1/16 inch in 4 ft).

2.5 FINISHES - STEEL

- .1 Prepare surfaces to be primed in accordance with SPCC SP 2.
- .2 Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.
- .3 Do not prime surfaces in direct contact with concrete or where field welding is required.
- .4 Prime paint items with one (1) coat.

Part 3 Execution

3.1 EXAMINATION

- .1 Section 01 61 00: Verify existing conditions before starting work.
- .2 Verify that field conditions are acceptable and are ready to receive work.
- .3 Verify dimensions, tolerances, and method of attachment with other work.

3.2 PREPARATION

- .1 Clean and strip primed steel items to bare metal where site welding is required.
- .2 Supply steel items required to be cast into concrete with setting templates to appropriate sections.

3.3 INSTALLATION

- .1 Install items plumb and level, accurately fitted, free from distortion or defects.
- .2 Provide for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.
- .3 Field weld components indicated on Shop Drawings.
- .4 Perform field welding to CSA requirements.
- .5 Obtain approval prior to site cutting or making adjustments not scheduled.
- .6 After erection, prime welds, abrasions, and surfaces not galvanized, except surfaces to be in contact with concrete.

3.4 ERECTION TOLERANCES

- .1 Maximum Variation from Plumb: 6 mm (1/4 inch) per story, non-cumulative.
- .2 Maximum Offset from True Alignment: 6 mm (1/4 inch).
- .3 Maximum Out-of-Position: 6 mm (1/4 inch).

3.5 SCHEDULES

- .1 The following Schedule is a list of principal items only. Refer to Drawing details for items not specifically scheduled.

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- .1 Access Ladders: Steel, of 9 x 50 mm (3/8 x 2 inches) side rails spaced at 500mm (20 inches); rungs of 25mm (one inch) diameter, solid rod, spaced 300mm (12 inches) on centre; space rungs 175mm (7 inches) from wall surface with steel mounting brackets and attachments; primefinish.
 - .2 Steel Hand Rails: 50mm (2 inch) diameter steel tubing, welded joints. Brackets and posts, 10mm (3/8 inch) diameter steel tubing, welded joints. Shop primed, painted.

END OF SECTION

Part1 General

1.1 SECTION INCLUDES

- .1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- .2 Supply of flashings.
- .3 Construction Manager to assign work of this section.

1.2 SUMMARY

- .1 Section Includes:
 - .1 Manufactured reglets with counterflashing.
 - .2 Formed roof-drainage sheet metal fabrications.
 - .3 Formed low-slope roof sheet metal fabrications.
 - .4 Formed equipment support flashing.
 - .6 Flashings installed as part of exterior entrances.

1.3 RELATED SECTIONS

- .1 Section 07 71 23 - Manufactured gutters and downspouts.
- .2 Section 07 92 00 - Joint Sealants.

1.4 REFERENCES

- .1 ASTM A653/A653M - Steel Sheet, Zinc-Coated or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- .2 ASTM D2244-11, Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
- .3 ASTM D4214-12, Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
- .4 CSA A123.21-14, Standard Test Method for the Dynamic Wind Uplift Resistance of Membrane-roofing Systems.
- .5 SMACNA - Architectural Sheet Metal Manual.

1.5 COORDINATION

- .1 Coordinate sheet metal flashing and trim layout and seams with sizes and locations of penetrations to be flashed, and joints and seams in adjacent materials.
- .2 Coordinate sheet metal flashing and trim installation with adjoining roofing and wall materials, joints, and seams to provide leakproof, secure, and noncorrosive installation.

1.6 PREINSTALLATION MEETINGS

- .1 Section 01 31 00 - Preinstallation Conference: Conduct conference at project site, minimum four (4) weeks prior to commencing work of this section.
- .2 Review construction schedule. Verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
- .3 Review special roof details, roof drainage, roof-penetration flashing, equipment curbs, and condition of other construction that affect sheet metal flashing and trim.

1.7 ACTION SUBMITTALS

- .1 Shop Drawings: For sheet metal flashing and trim.
- .2 Detail fabrication and installation layouts, expansion-joint locations, and keyed details. Distinguish between shop- and field-assembled work.
- .3 Include identification of material, thickness, weight, and finish for each item and location in Project.
- .4 Include details for joining, supporting, and securing, including layout and spacing of fasteners, cleats, clips, and other attachments. Include pattern of seams.
- .5 Samples for Verification: For each type of exposed finish.
- .6 Sheet Metal Flashing: 12 inches (300 mm) long by actual width of unit, including finished seam and in required profile. Include fasteners, cleats, clips, closures, and other attachments.

1.8 QUALITY ASSURANCE

- .1 Mockups: As part of requirements of other sections build mockups to verify selections made and to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1.9 DELIVERY, STORAGE, AND HANDLING

- .1 Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage. Store sheet metal flashing and trim materials away from uncured concrete and masonry.
- .2 Protect strippable protective covering on sheet metal flashing and trim from exposure to sunlight and high humidity, except to extent necessary for period of sheet metal flashing and trim installation.

1.10 WARRANTY

- .1 Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
- .2 Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - .1 Color fading more than 5 Hunter units when tested according to ASTM D2244.
 - .2 Chalking in excess of a No. 8 rating when tested according to ASTM D4214.
 - .3 Cracking, checking, peeling, or failure of paint to adhere to bare metal.
- .3 Finish Warranty Period: 10 (ten) years from date of Substantial Completion.

Part 2 Products

2.1 MATERIALS

- .1 Window head and sill flashings: .9 mm (20 ga.) thick steel, to match wall cladding where exposed, colour to match wall cladding.
- .2 Roof flashing: Aluminum .9 mm (20 ga.) thick aluminum. Confirm colour choice and location, prior to supply and fabrication.
- .3 Prefinished fascias: .9 mm (20 ga.) thick aluminum, prefinished, complete with concealed fasteners, colour from manufacturers standard line.

2.2 PERFORMANCE REQUIREMENTS

- .1 General: Sheet metal flashing and trim assemblies shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.
- .2 Sheet Metal Standard for Flashing and Trim: Comply with **SMACNA's "Architectural Sheet Metal Manual"** requirements for dimensions and profiles shown unless more stringent requirements are indicated.
- .3 Wind Design Standard: Manufacture and install copings roof edge flashings capable of resisting the following design pressure:
- .4 Design Pressure: 102 psf (-4.9 Kpa).
- .5 Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

2.3 SHEET METALS

- .1 General: Protect mechanical and other finishes on exposed surfaces from damage by applying strippable, temporary protective film before shipping.
- .2 Aluminum Sheet: ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required; with smooth, flat surface.
- .3 Exposed Coil-Coated Finish:
 - .1 Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - .2 Color: As selected by Consultant as indicated on drawings.
- .4 Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.013 mm (0.5 mil).

2.4 MISCELLANEOUS MATERIALS

- .1 General: Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
- .2 General: Blind fasteners or self-drilling screws, gasketed, with hex-washerhead.
- .3 Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
- .4 Blind Fasteners: High-strength aluminum or stainless-steel rivets suitable for metal being fastened.
- .5 Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
- .6 Silicone Sealant: ASTM C 920, sealant; type J, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

2.5 ACCESSORIES

- .1 Fasteners: Stainlesssteel.
- .2 Primer: Zinc chromate type.
- .3 Protective Backing Paint: Zinc chromate alkyl.
- .4 Sealant: Elastomeric or Silicone type, specified in Section 07 92 00.
- .5 Reglets: Surface mounted type, rigid extruded PVC; face and ends covered with plastic tape

2.6 FABRICATION, GENERAL

- .1 General: Custom fabricate sheet metal flashing and trim to comply with details shown and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required. Fabricate sheet metal flashing and trim in shop to greatest extent possible.
- .2 Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.
- .3 Obtain field measurements for accurate fit before shop fabrication.
- .4 Form sheet metal flashing and trim to fit substrates without excessive oil canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
- .5 Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.
- .6 Fabrication Tolerances: Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of 6mm in 6 m (1/4 inch in 20 feet) on slope and location lines indicated on Drawings and within 3 mm (1/8-inch) offset of adjoining faces and of alignment of matching profiles. Form pieces in 3000 mm (10'-0") lengths.
- .7 Hem exposed edges on underside 13 mm (1/2 inch); mitre and seam corners.
- .8 Fabricate corners from one piece with minimum 450 mm (18 inch) long legs; seam for rigidity, seal with sealant.
- .9 Fabricate vertical faces with bottom edge formed outward 6 mm (1/4 inch) and hemmed to form drip.
- .10 Form sheet metal pans (pitch pockets) 150 mm (6 inch) nominal size, with 75 mm (3 inch) upstand, and 100 mm (4 inch) flanges.
- .11 Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.
- .12 Sealant Joints: Where movable, non-expansion-type joints are required, form metal to provide for proper installation of elastomeric sealant according to cited sheet metal standard.
- .13 Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.
- .14 Seams: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use. Rivet joints where necessary for strength.
- .15 Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints where necessary for strength.
- .16 Do not use graphite pencils to mark metal surfaces.

Part 3 Execution

3.1 EXAMINATION

- .1 Section 01 61 00: Verify existing conditions before starting work.
- .2 Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, substrate, and other conditions affecting performance of the Work.
- .3 Verify compliance with requirements for installation tolerances of substrates.
- .4 Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- .5 Verify that air- or water-resistant barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- .6 Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- .1 General: Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
- .2 Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of welds, and sealant.
- .3 Install sheet metal flashing and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
- .4 Space concealed anchor cleats not more than 300 mm (12 inches) apart. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
- .5 Install exposed sheet metal flashing and trim with limited oil canning, and free of buckling and toolmarks.
- .6 Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
- .7 Coat concealed side of uncoated-aluminum sheet metal flashing and trim with bituminous coating where flashing and trim contact wood, ferrous metal, or cementitious construction.
- .8 Underlayment: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install underlayment and cover with slip sheet.
- .9 Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at maximum of 3m (10 feet) with no joints within 600 mm (24 inches) of corner or intersection.
- .10 Form expansion joints of inter meshing hooked flanges, not less than 25 mm (1 inch) deep, filled with sealant concealed within joints.
- .11 Use lapped expansion joints only where indicated on Drawings.
- .12 Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
- .13 Seal joints as required for watertight construction.

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- .14 Use sealant-filled joints unless otherwise indicated. Embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant. Form joints to completely conceal sealant. When ambient temperature at time of installation is between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way. Adjust setting proportionately for installation at higher ambient temperatures. Do not install sealant-type joints at temperatures below 40 deg F (4 degC).
 - .15 Prepare joints and apply sealants to comply with requirements in Section 07 92 00 "Joint Sealants."

3.3 ROOF FLASHING INSTALLATION

- .1 General: Install sheet metal flashing and trim to comply with performance requirements, and cited sheet metal standard. Provide concealed fasteners where possible, and set units true to line, levels, and slopes. Install work with laps, joints, and seams that are permanently watertight and weather resistant.
- .2 Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in cited sheet metal standard unless otherwise indicated. Interlock bottom edge of roof edge flashing with continuous cleat anchored to substrate.

3.4 MISCELLANEOUS FLASHING INSTALLATION

- .1 Equipment Support Flashing: Coordinate installation of equipment support flashing with installation of roofing and equipment. Weld or seal flashing with elastomeric sealant to equipment support member.

3.5 ERECTION TOLERANCES

- .1 Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines indicated on Drawings and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

3.6 CLEANING AND PROTECTION

- .1 Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
- .2 Clean off excess sealants.
- .3 Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of sheet metal flashing and trim installation, remove unused materials and clean finished surfaces as recommended by sheet metal flashing and trim manufacturer. Maintain sheet metal flashing and trim in clean condition during construction.
- .4 Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

3.7 SCHEDULE

- .1 See drawings for location and scope of work.
- .2 Construction Manager to determine and confirm scope of work.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Supply and installation of gutters.
- .2 Supply and installation of downspouts.
- .3 Supply and installation of splash pans and pads.

1.2 RELATED SECTIONS

- .1 Section 07 62 00 - Sheet Metal Flashings and Trim:
- .2 Section 07 92 00 - Joint Sealants.

1.3 REFERENCES

- .1 ASTM A653/A653M - Steel Sheet, Zinc-Coated or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- .2 ASTM D2244-11, Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
- .3 ASTM D4214-12, Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
- .4 ARCA - Roofing Manual.
- .5 SMACNA - Architectural Sheet Metal Manual.

1.4 COORDINATION

- .1 Coordinate gutters with sheet metal flashing and trim layout and seams with sizes and locations of penetrations to be flashed, and joints and seams in adjacent materials.
- .2 Coordinate gutters with sheet metal flashing and trim installation with adjoining roofing and wall materials, joints, and seams to provide leakproof, secure, and noncorrosive installation.

1.5 PREINSTALLATION MEETINGS

- .1 Section 01 31 00 - Preinstallation Conference: Conduct conference at project site, minimum four (4) weeks prior to commencing work of this section.
- .2 Review construction schedule. Verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
- .3 Review special roof details, roof drainage, and exterior cladding and condition of other construction that affect gutter and trim.

1.6 ACTION SUBMITTALS

- .1 Shop Drawings: For gutters and splash pans.
- .2 Detail fabrication and installation layouts, expansion-joint locations, and keyed details. Distinguish between shop- and field-assembled work.
- .3 Include identification of material, thickness, weight, and finish for each item and location in Project.
- .4 Include details for joining, supporting, and securing, including layout and spacing of fasteners, cleats, clips, and other attachments. Include pattern of seams.
- .5 Samples for Verification: For each type of exposed finish.

1.7 QUALITY ASSURANCE

- .1 Mockups: As part of requirements of other sections build mockups to verify selections made and to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1.8 DELIVERY, STORAGE, AND HANDLING

- .1 Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage. Store sheet metal flashing and trim materials away from uncured concrete and masonry.

1.9 WARRANTY

- .1 Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
- .2 Exposed Gutter Finish: Deterioration includes, but is not limited to, the following:
 - .1 Color fading more than 5 Hunter units when tested according to ASTM D2244.
 - .2 Chalking in excess of a No. 8 rating when tested according to ASTM D4214.
 - .3 Cracking, checking, peeling, or failure of paint to adhere to bare metal.
- .3 Finish Warranty Period: 10 (ten) years from date of Substantial Completion.

Part 2 Products

2.1 MATERIALS

- .1 Pre-coated galvanized Steel: ASTM A653/A653M.Z275, Z275 zinc coating, designation. .70mm (24ga) core steel, shop pre-coated with modified silicone coating, colour as noted on drawings.

2.2 COMPONENTS

- .1 Gutters: Rectangular style profile.
- .2 Downspouts: Rectangular profile.
- .3 Accessories: Profiled to suit gutters and downspouts.
- .4 Splash Pans: Same metal type, formed to size with rolled sides.

2.3 MISCELLANEOUS MATERIALS

- .1 General: Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary metal or manufactured item unless otherwise indicated.
- .2 General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
- .3 Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
- .4 Blind Fasteners: High-strength stainless-steel rivets suitable for metal being fastened.
- .5 Silicone Sealant: ASTM C 920, sealant; type J, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.
- .6 Bituminous Coating: Cold-applied asphalt emulsion according to ASTM D 1187.

2.4 ACCESSORIES

- .1 Fasteners: Stainless steel.
- .2 Primer: Zinc chromate type.
- .3 Protective Backing Paint: Zinc chromate alkyd.
- .4 Sealant: Elastomeric or Silicone type, specified in Section 07 92 00.

Part 3 Execution

3.1 EXAMINATION

- .1 Section 01 70 00: Verify existing conditions before starting work.
- .2 Examine substrates, areas, and conditions, for compliance with requirements for installation tolerances, substrate, and other conditions affecting performance of the Work.
- .3 Verify compliance with requirements for installation tolerances of substrates.
- .4 Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- .5 Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- .1 General: Anchor gutters and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
- .2 Install gutters true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of welds, and sealant.
- .3 Slope gutters 10mm per3m (3/8in.in 10'-0").
- .4 Install gutters to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.

3.3 CLEANING AND PROTECTION

- .1 Clean exposed surfaces of substances that interfere with uniform oxidation and weathering.
- .2 Clean off excess sealants.
- .3 Remove temporary protective coverings and strippable films as gutters and trim are installed unless otherwise indicated in manufacturer's written installation instructions.
- .4 Replace gutters that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

3.4 SCHEDULE

- .1 See drawings for location.
- .2 Confirm downspout locations prior to installation.

END OF SECTION

Part 1 General

1.1 RELATED DOCUMENTS

- .1 This Section is intended to be used as a reference Section: It is not a "section of work". Refer to other Sections for application of requirements specified herein.

1.2 SECTION INCLUDES

- .1 Preparing substrate surfaces.
- .2 Sealant and joint backing.

1.3 RELATED SECTIONS

- .1 Sealants required in the installation of the metal cladding system.

1.4 REFERENCES

- .1 ASTM C834-10 - Standard Specification for Latex Sealants.
- .2 ASTM C919-11 - Standard Practice for Use of Sealants in Acoustical Applications.
- .3 ASTM C920-13 - Standard Specification for Elastomeric Joint Sealants.
- .4 ASTM C1193-13 - Standard Guide for Use of Joint Sealants.
- .5 ASTM C1311-10 - Standard Specification for Solvent Release Sealants.
- .6 ASTM C1330-02(2013) - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid Applied Sealants.
- .7 ASTM C1401-09a - Standard Guide for Structural Sealant Glazing.
- .8 ASTM E330/E330M-14 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.

1.5 PERFORMANCE REQUIREMENTS

Sealant Design: Design structural sealant to withstand specified loads without breakage, loss, failure of seals, product deterioration, and other defects.
Design installed sealant to withstand:

- .1 Dead loads and live loads caused by positive and negative wind loads acting normal to plane of wall.
- .2 Seismic loads and sway displacement as calculated in accordance with Alberta Building Code.
- .3 Movement from ambient temperature range of 49 degrees C.
- .4 Movement and deflection of structural support framing.
- .5 Water and air penetration

1.6 ADMINISTRATIVE REQUIREMENTS

- .1 Section 01 31 00: Project management and coordination procedures.
- .2 Coordination:
 - .1 Coordinate with other work having a direct bearing on work of this section.
 - .2 Coordinate the work with all sections referencing this section.

1.7 ACTIONS SUBMITTALS

- .1 Section 01 33 00: Submittal procedures: Product Data: For each joint-sealant product, indicating sealant chemical characteristics, performance criteria, substrate preparation, limitations, and colour availability.

1.8 MOCK-UP

- .1 Section 01 45 00: Requirements formock-up.
- .2 See requirements for mock-up listed in other sections. Mock-up to include sealant joints in conjunction with work of thisSection.
- .3 Construct mock-up with specified sealant types and with other components noted.
- .4 Approved mock-up may remain as part of theWork.

1.9 WARRANTY

- .1 Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warrantyperiod.
 - .1 Warranty Period: five (5) years from date of SubstantialCompletion.
- .2 Special Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warrantyperiod.
 - .1 Warranty Period: twenty (20) years from date of SubstantialCompletion.

Part2 Products

2.1 JOINT SEALANTS, GENERAL

- .1 Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and fieldexperience.

2.2 MATERIALS

- .1 GE Silicones Ltd.
- .2 Dow Corning CanadaLtd.
- .3 Sika Chemical of CanadaLtd.
- .4 ChemRex
- .5 TremcoLtd.
- .6 W.R.Meadows
- .7 Dap

2.3 SEALANT MATERIALS

- .1 Bituminous Based (**Type B**): Single component, asphalt compound, elongation capability of 0% to 2% of jointwidth.
- .2 Polyurethane Sealant (**Type I**): ASTM C920, single component, chemical curing, non-staining, non-bleeding, capable of continuous water immersion, non-sagging type; colour as selected byConsultant.
 - .1 Elongation Capability25%.
 - .2 Service Temperature Range -40 to 82 degrees C (- 40 to 180 degreesF).
 - .3 Shore A Hardness Range 20 to 35.
 - .4 Representative Product: Dymonic 100 manufactured by TremcoLtd.
- .3 Silicone Sealant (**Type J**): ASTM C920, single component, chemical curing, non-sagging, non-staining, non-bleeding, meeting requirements of the Canadian Food Inspection Agency; colour as selected byConsultant.
 - .1 Elongation Capability25%.
 - .2 Service Temperature Range -54 to 82 degrees C (- 65 to 180 degreesF).
 - .3 Shore A Hardness Range 15 to 35.
 - .4 Representative Product: Spectrem 1 manufactured by TremcoLtd.

2.4 MISCELLANEOUSMATERIALS

- .1 Primer: Material recommended by joint-sealant manufacturer where required for

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- adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and fieldtests.
 - .2 Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to jointsubstrates.
 - .3 Joint Backing: ASTM C1330, round, closed cell, polyethylene foam rod, oversized 30 to 50 % larger than jointwidth.
 - .4 Bond Breaker: Pressure sensitive tape, recommended by sealant manufacturer to suit application.
 - .5 Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent tojoints.
 - .6 Setting Blocks and Spacers: Compatible with sealant and recommended by sealantmanufacturer.

Part 3 Execution

3.1 EXAMINATION

- .1 Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance of the Work.
- .2 Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- .1 Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
 - .1 Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, andfrost.
- .2 Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.
- .3 Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.

3.3 INSTALLATION OF JOINT SEALANTS

- .1 General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- .2 Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- .3 Install sealant backings of kind indicated to support sealants during application

and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

- .1 Do not leave gaps between ends of sealant backings.
- .2 Do not stretch, twist, puncture, or tear sealant backings.
- .3 Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.
- .4 Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- .5 Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 - .1 Place sealants so they directly contact and fully wet joint substrates.
 - .2 Completely fill recesses in each joint configuration.
 - .3 Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- .6 Tool joints as indicated.

3.4 FIELD QUALITY CONTROL

- .1 Section 01 45 00: Quality Assurance: Field Testing and inspection.
- .2 Joint Sealants: Perform adhesion tests to manufacturer's written instructions and ASTM C1193, Method A - Field-Applied Sealant Joint Hand Pull Tab.
- .3 Evaluation of Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.

3.5 CLEANING

- .1 Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.6 PROTECTION

- .1 Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

3.7 JOINT-SEALANT SCHEDULE

- .1 See drawings and Specifications.
 - .1 Bituminous Based (type B): Used for joints in roof components.
 - .2 Silicone Sealant (type J): used for joints in metal components.
 - .3 Polyurethane Sealant (type I): use for joints in concrete surfaces.
- .2 Colour to be confirmed by Consultant prior to installation.
 - .1 Metal and Composite siding: Type J, to match siding colour.
 - Paving joints: Type B, Black.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Paint coatings and stains.
- .2 Surface preparation.
- .3 Field application.

1.2 RELATED SECTIONS

- .1 Section 05 50 00 - Metal Fabrications: Shop primed items.

1.3 REFERENCES

- .1 MPI (Master Painters Institute) - Architectural Painting Specifications Manual and Maintenance Repainting Manual.

1.4 ADMINISTRATIVE REQUIREMENTS

- .1 Section 01 31 00: Project Management and coordination procedures.
- .2 Coordination: Coordinate with other Work having a direct bearing on Work of this section.
- .3 Scheduling:
 - .1 Schedule painting operations to prevent disruption of and by other trades

1.5 SUBMITTALS FOR INFORMATION

- .1 Section 01 33 00: Submission procedures.
- .2 Product Data:
 - .1 Submit Product Data on all specified finishing products.
 - .2 Submit one (1) copy of WHMIS MSDS - Material Safety Data sheets.

1.6 CLOSEOUT SUBMITTALS

- .1 Section 01 78 10: Submission procedures.
- .2 Record Documentation: Upon completion, provide itemized list of products used including the following:
 - .1 Manufacturers Name.
 - .2 Product name, type and use.
 - .3 Colour coding number.
 - .4 Manufacturers Material Safety Data Sheets.

1.7 QUALITY ASSURANCE

- .1 Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum five (5) years' experience.
- .2 Installer Qualifications: Qualified journey persons or apprentices, provided they work under direct supervision of qualified journey person in accordance with trade regulations.
- .3 Conform to MPI Painting Manual requirements for materials, preparation and workmanship.
- .4 Paint Products: Paint manufacturers and paint Products listed under the Approved Product List section of the MPI Painting Manual.

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- .1 work, or after prime coat shows defects in substrate condition or preparation
 - .5 Special Systems: Where special painting coating system applications are used, provide manufacturer's certification of all surfaces and conditions for specific paint or coating system application, including inspection and on-site supervision and approval of their system application at no additional cost to Owner
 - 1.8 **DELIVERY, STORAGE, AND PROTECTION**
 - .1 Section 01 70 00: Transport, handle, store, and protect products.
 - .2 Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
 - .3 Container label to include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, colour designation, and written instructions for mixing and reducing.
 - .4 Store paint materials at minimum ambient temperature of 7 degrees C (45 degrees F) and a maximum of 32 degrees C (90 degrees F), in ventilated area, and as required by manufacturer's written instructions.
 - .5 Provide adequate fireproof storage lockers and warnings as required by authorities having jurisdiction for storing toxic and volatile/explosive/flammable materials.
 - 1.9 **SITE CONDITIONS**
 - .1 Ambient Conditions:
 - .1 Do not perform painting or decorating Work when ambient air and substrate temperatures are below 10 degrees C (50 degrees F) for both interior and exterior work, or as required by paint product manufacturer.
 - .2 Do not perform painting or decorating Work when relative humidity is above 85% or when dew point is less than 3 degrees C (5 degrees F) variance between the air/surface temperature required by paint Product Manufacturer.
 - .3 Provide suitable weatherproof covering and sufficient heating facilities to maintain minimum ambient air and substrate temperatures for twenty-four (24) hours before, during and after paint application.
 - .4 Do not perform painting and decorating Work when maximum moisture content of substrate exceeds;
 - .1 Wood: 15%.
 - .2 Plaster and Gypsum Wallboard: 12%
 - .3 Masonry, Concrete and Concrete Unit Masonry: 12%
 - .4 Concrete Floors: 8%.

- .5 Conduct moisture tests using a properly calibrated electronic Moisture Meter, except test concrete floors for moisture using a simple cover patch test.
- .6 Test concrete, masonry and plaster surfaces for alkalinity as required.
- .7 Provide minimum lighting level of 323 lux (30 ft. candles) on surfaces to be painted or decorated.

1.10 WASTE MANAGEMENT AND DISPOSAL

- .1 Dispose of waste materials in accordance with authorities having jurisdiction.
- .2 Where paint recycling is available, collect waste paint by type and provide for delivery to recycling or collection facility.
- .3 Place non-re-usable materials defined as hazardous or toxic waste, including used sealant and adhesive tubes and containers, in containers or areas designated for hazardous waste.
- .4 Set aside and protect surplus and uncontaminated finish materials and deliver or arrange collection for verifiable re-use or re-manufacturing.

1.11 WARRANTY

- .1 Provide local 100% MPI Accredited Quality Assurance Association two (2) year guarantee, warranting that work has been performed in accordance with MPI Painting Manual.

1.12 ENVIRONMENTAL REQUIREMENTS

- .1 Section 01 61 00 - Environmental conditions affecting products onsite.
- .2 Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- .3 Do not apply exterior coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the paint product manufacturer.
- .4 Provide lighting level of 860 lx 80 ft candles measured mid-height at substrate surface.

Part 2 Products

2.1 MATERIALS

- .1 Use only materials (primers, paints, coatings, varnishes, stains, lacquers, fillers) listed in the latest edition of the MPI Approved Product List (APL) on this project.
- .2 Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the finishes specified, of commercial quality.
- .3 Provide all material for each system from a single manufacturer.

2.2 FINISHES

- .1 Finish: to MPI Premium Grade finish requirements.
- .2 Colours and Finishes: Refer to Section 09 00 00 and Architectural drawings.

2.3 GLOSS / SHEEN RATINGS

- .1 Paint gloss is defined as the sheen rating of applied paint with the following values;

Gloss Level	Description	Gloss at 60 deg.	Sheen at 80 deg.
G1	Matte Finish (flat)	0 to 5	10 max.
G2	Velvet-like Finish	0 to 10	10 to 35
G3	Eggshell Finish	10 to 25	10 to 35
G4	Satin-like Finish	20 to 35	35 min.
G5	Semi-gloss Finish	35 to 40	
G6	Traditional Gloss	70 to 85	
G7	High Gloss Finish	More than 85	

2.4 MANUFACTURERS

- .1 Selection of paint colours from Benjamin Moore samples. Trade Contractor to provide samples of matching colour charts, for approval by Consultant and Owner, where alternate manufacturer is proposed.
- .2 Benjamin Moore series: Ben Eggshell and Regal Flat
- .3 See Section 01 10 00 for substitutions.

2.5 EXTERIOR PAINT SYSTEMS

- .1 Paint exterior surfaces in accordance with the following MPI Painting Manual requirements.
- .1 Asphalt Surfaces: Zone/traffic marking for drive and parking areas etc.
.1 EXT 2.1A: Latex zone/traffic marking finish.
- .2 Concrete Vertical Surfaces: (including horizontal soffits).
.1 EXT 3.1: Latex over alkali resistant primer, gloss as specified on drawings, G3-4 gloss, MPI #15.
- .3 Concrete horizontal Surface: decks, stairs, driveways, parking and court areas etc.
.1 EXT 3.2: Latex paint, low gloss finish.
- .4 Concrete Masonry Units: smooth and split face block and brick.
.1 EXT 4.2A: Latex over latex block filler, gloss as specified on drawings.
- .5 Metal Fabrications:
.1 EXT 5.1D, G5 gloss: Water based light industrial coating over rust inhibitive.
.2 EXT 10.1: Aluminum Paint finish.

Part 3 Execution

3.1 EXAMINATION

- .1 Section 01 70 00: Verify existing conditions before starting work.
- .2 Verify that substrate conditions are ready to receive work as instructed by the product manufacturer.
- .3 Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- .4 Test shop applied primer for compatibility with subsequent cover materials.
- .5 Apply paint finish in areas where dust is no longer being generated by related construction operations or when wind or ventilation conditions are such that airborne particles will not affect quality of finished surface.
- .6 Apply paint to adequately prepared surfaces and to surfaces within moisture

-
- limits.
- .7 Apply paint when previous coat of paint is dry or adequately cured.
- 3.2 PREPARATION**
- .1 Prepare surfaces in accordance with MPI requirements.
- .2 Remove and store or mask miscellaneous hardware and surface fittings such as electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to painting. Clean and replace upon completion of painting work in each area. Remove doors before painting to paint bottom and top edges and re-hang.
- .3 Protect adjacent surfaces and areas, including rating and instruction labels on doors, frames, equipment, piping, from painting operations, with drop cloths, shields, masking, templates or other suitable protective means.
- .4 Correct defects and clean surfaces which affect work of this section. Start of finish painting of defective surfaces indicates acceptance of substrate and making good defects, will be at no cost to Owner.
- .5 Confirm preparation and primer used with fabricator of steel items.
- .6 Seal with shellac and seal marks which may bleed through surface finishes.
- .7 Aluminum Surfaces Scheduled for Paint Finish: Remove surface contamination by steam or high-pressure water. Remove oxidation with acid etch and solvent washing. Apply etching primer immediately following cleaning.
- .8 Asphalt, Creosote, or Bituminous Surfaces Scheduled for Paint Finish: Remove foreign particles to permit adhesion of finishing materials. Apply compatible sealer or primer.
- .9 Galvanized Surfaces: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
- .10 Uncoated Steel and Iron Surfaces: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Spot prime paint after repairs.
- .11 Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces.
- 3.3 APPLICATION**
- .1 Apply products to manufacturer's written instructions.
- .2 Do not apply finishes to surfaces that are not dry.
- .3 Apply each coat to uniform finish.
- .4 Apply each coat of paint slightly darker than preceding coat unless otherwise approved.
- .5 Sand lightly between coats to achieve required finish.
- .6 Vacuum clean surfaces free of loose particles. Use tack cloth just prior to applying next coat.
- .7 Allow applied coat to dry before next coat is applied.
- .8 Prime concealed surfaces of interior and exterior woodwork with primer paint.
- 3.4 CLEANING**
- .1 Section 01 74 00: Cleaning installed work.
- .2 Collect waste material which may constitute a fire hazard, place in closed metal containers and remove daily from site.

3.5

SCHEDULE -COLOURS

- .1 See drawings for colours, finishes and scope ofwork.

END OF SECTION

Part 1 General

1.1 INTENT

- .1 This Section specifies general requirements common to all earthwork. Read this Section in conjunction with related Sections which specify requirements for specific types of earthwork.

1.2 RELATED Requirements

- .1 Changes in Sub-Surface Conditions
- .2 General Conditions of Contract.
- .3 Section 31 05 16 - Aggregate Materials

DEFINITIONS

Earthwork: Earthwork means excavating of all types, backfilling, filling, compacting, grading and related work.

1.3 CLASSIFICATION OF EXCAVATION

The following classifications of excavation will be made when solid rock, rock in ledges, rock-hard cementitious aggregate deposits, large boulders or other similar obstructions are encountered:

- .1 Earth Excavation.
- .2 Rock Excavation in Trenches and Pits.

Rock Excavation in Open Excavations. "Earth Excavation" includes:

- 1.4** .1 Removal and disposal of obstructions, the extent of which is visible on ground surface.
- .2 Removal and disposal of underground structures and utilities, the extent of which is indicated, reflected or referred to in the Contract Documents.
- .3 Removal and disposal of earth and other materials encountered, of any classification, except rock as defined below.

"Rock Excavation in Trenches and Pits" includes:

- 1.4** .1 Removal and disposal of materials and obstructions encountered which cannot be dislodged and excavated with a Caterpillar Model No. 215C LC equipped with a short stick and a 1070 mm wide rock bucket, or equivalent modern, track-mounted power excavator, rated at not less than 86 kW flywheel power and 142 kN drawbar pull, without prior drilling or blasting.

Trenches in excess of 3 m in width and pits in excess of 9 m in either length or width will be classified as open excavation.

"Rock Excavation in Open Excavations" includes:

- .1 Removal and disposal of materials and obstructions encountered which cannot be dislodged and excavated with a Caterpillar Model No. 973 or equivalent modern, track-mounted, heavy-duty, excavating equipment rated at not less than 157 kW flywheel power and 183 kN breakout force (with rock bucket) without prior drilling, blasting or ripping.
- .2 Intermittent drilling, blasting or ripping performed to increase production and not necessary to perform the Work, will be classified as earth excavation.

1.5 BASIS OF EXCAVATION

- .1 For bidding purposes, assume that all excavation work will be "Earth Excavation".
- .2 Rock encountered within areas requiring excavation and classified by The Client

as "Rock Excavation in Trenches or Pits" or "Rock Excavation in Open Excavations", will be considered a change in the Work and valued in accordance with the General Conditions of Contract.

.3 Earth excavation encountered within areas requiring excavation and classified by The Client as "Earth Excavation", will be considered a change in the Work and valued in accordance with the General Conditions of Contract.

.4 Classifications of excavation encountered which are contrary to the foregoing, and are classified as such by The Client, will be considered a change in the Work and valued in accordance with the General Conditions of Contract.

1.6 UNAUTHORIZED EXCAVATION

.1 Unauthorized excavation shall be any excavation beyond elevations and dimensions indicated, without specific direction by The Client.

.2 Unauthorized excavation and remedial work shall be at Contractor's expense.

1.7 EXCAVATION LEVELS

.1 For bidding purposes, assume that excavation levels will be as indicated on Drawings / as required.

.2 Notify the Consultant if unsuitable bearing materials are encountered at indicated elevations. Carry excavation deeper and replace excavated material with suitable materials if and as directed by the Consultant.

.3 Notify the Consultant if bearing conditions are fulfilled at elevations above those indicated. Adjust excavation elevations if and as directed by the Consultant.

Part 2 Products

2.1 FILL MATERIALS

.1 Refer to Section 31 05 16 for fill material products specifications.

Part 3 Execution

3.1 PREPARATION

.1 Notify the Consultant minimum 2 days prior to beginning excavating operations.

.2 Prior to commencing excavation:

.1 Contact all affected utility companies regarding exact location and current status of all utilities, voltage of underground and overhead powerlines and pressure of natural gas lines.

.2 Notify the Consultant if any utility lines have been omitted from or incorrectly indicated on Drawings.

.3 Identify known underground utilities. Stake and flag locations. Identify and flag surface and aerial utilities.

.4 Notify all utility company to remove or relocate utility lines.

.5 Expose service connections and utilities to be crossed to confirm horizontal and vertical alignment of existing utilities.

.6 Expose existing utility lines by hand excavation to confirm location before machine digging within 600 mm of lines.

.7 Maintain and protect existing above and below grade utilities which pass through work area. Protect active utility lines exposed by excavation, from damage. Hand excavate to final elevations and dimensions.

.8 Where existing pipes, ducts or other underground services intersect a trench, support trench in a manner approved by Utility.

.9 Where existing overhead line poles are adjacent to excavations, temporarily support poles in a manner approved by Utility.

3.2 SHORING AND BRACING

- .1 If required to provide safe working conditions and to prevent cave-ins and loose soil from falling into excavations, protect excavations by shoring, bracing, sheet piling, underpinning, or other suitable methods.
- .2 Underpin adjacent structures which may be damaged by excavation work, including service utilities and pipe chases or cuts.

3.3 DEWATERING

- .1 Maintain excavations free of water. Provide pumps, piping, temporary drains, trenches, sumps, and related equipment to remove water.
- .2 Do not use sanitary sewers or private property for discharge of water.

3.4 EXCAVATING

- .1 Strip topsoil from areas to be excavated or filled.
- .2 Do not excavate under wet conditions or when such conditions are anticipated.
- .3 When excavating is necessary through roots of plant materials, which are to remain, perform work by hand and cut roots with a sharp axe.

3.5 MATERIAL STORAGE

- .1 Native excavated material, other than topsoil, acceptable and required for use as fill material under this Contract: Stockpile on site until required.
- .2 Stockpile locations shall be subject to the Construction Manager's approval.

3.6 DISPOSAL OF EXCESS AND WASTE MATERIAL

- .1 Excavated topsoil, acceptable but in excess of that required for use under this Contract: Remove from site. Excess topsoil removed from site shall become Trade Contractor's property.
- .2 Native excavated material, other than topsoil, acceptable but in excess of that required for use as fill material under this Contract: Remove from site.
- .3 Unacceptable excavated topsoil, unacceptable native excavated material, waste material, trash and debris:

3.7 BACKFILLING

- .1 Ensure areas to be backfilled are free of debris, snow, ice, water and that surfaces are not frozen. Do not backfill over porous, wet, or spongy subgrade surfaces.
- .2 Backfill systematically, as early as possible, to allow maximum time for natural settlement.

3.8 COMPACTION

- .1 Compact fill materials using only mechanical methods. Do not use hydraulic methods.
- .2 Do not perform compaction using vehicles and other equipment not designed for compacting.
- .3 Maintain optimum moisture content of materials being compacted, as required to attain specified compaction density.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Aggregate materials.

1.2 RELATED SECTIONS

- .1 Section 01 45 00 - Quality Assurance: Testing aggregate fill materials.
- .2 Section 00 31 00 - Subsurface Investigation Report: Geotechnical report; bore hole locations and findings of subsurface materials.

1.3 REFERENCES

- .1 ASTM C136-06 - Method for Sieve Analysis of Fine and Coarse Aggregates.
- .2 ASTM D698-07e1 - Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12 400 ft-lbf/cu ft (600 kN-m/cu m)).
- .3 ASTM D2167-08 - Test Method for Density and Unit Weight of Soil in Place by the Rubber Balloon Method.
- .4 ASTM D2487-11 - Classification of Soils for Engineering Purposes (Unified Soil Classification System).
- .5 ASTM D4318-11 - Test Method for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.

1.4 SUBMITTALS FOR REVIEW

- .1 Section 01 33 00: Submission procedures.
- .2 Samples: Submit, in air-tight containers, sample of each type of fill to testing laboratory. Products

1.5 COARSE AGGREGATE MATERIALS

- .1 **Coarse Aggregate Type S1:** (Gravel) Mixture of natural gravel, crushed gravel, or crushed stone, and natural or crushed sand, meeting the gradation limits specified for each type.

Fill Type	Sieve Size	% Passing By Weight
150 mm Gravel	150	100
	1	50-85
	2	30-50
	0.8	20-30
	0.063	2-9
80 mm Gravel	80	100
	1	78 - 95
	2	42 - 82
	3	31 - 70
	4	22 - 60
	5	15 - 47
	0.4	9 - 28
	0.16	5 - 16
	0.063	2 - 9
Pit Run Gravel	100	100
	1	40-100
	0.063	0-5

- .2 **Coarse Aggregate Type S2:** (Crushed Gravel) Granular base course shall be crushed rock and shall generally meet the following criteria for acceptance.
- .1 Shall not contain more than 2 (two) percent lightweight particles (coal etc.), floating on liquid with a specific gravity of 2.0.
- .2 The percentage fracture by weight (2 faces) shall be 75% or more with 100% of all materials having one broken face in all material retained above 5.0mm The L.A. abrasion low shall not exceed 35%.
- .3 Graduation shall fall within the following limits based on percent passing, metric sieves.

Fill Type	Sieve Size	% Passing By Weight
20 mm Crushed Gravel	20	100
	16	84-94
	10	63 - 86
	5	40 - 67
	1.25	20 - 43
	0.63	14 - 34
	0.315	9 - 26
	0.160	5 - 18
	0.080	2 - 10

- .3 **Coarse Aggregate Type S3** (washed crushed gravel): angular shaped particles of crushed gravel or stone, washed, meeting the gradation limits specified below for each type. Minimum of 50% by weight of material retained on 5 mm sieve shall have at least one face resulting from fracture.

Fill Type	Sieve Size	% Passing By Weight
50 mm Washed	50	100
Crushed Gravel	20	50 - 80
	1	10 - 40
	2	0 - 20
	3	0 - 5
25 mm Washed	25	100
Crushed Gravel	10	10 - 70
	1	0 - 20
	2	0 - 5
13 mm Washed	13	100
Crushed Gravel	3	0

- .4 **Aggregate Type S4** (Pea Gravel): Natural stone; washed free of clay, shale, organic matter; graded in accordance with [ASTM C136]; to the following limits:

Fill Type	Sieve Size	% Passing By Weight
Washed Pea Gravel	20	90-100
	1	0-55
	2	0-10

- .5 **Aggregate Type S5** (Radon Gravel): Natural stone; washed free of clay, shale, organic matter; graded to the following limits:
Washed Gravel:

37.5mm	100
25mm	90 to 100
19mm	20 to 55
12.5mm	9 to 19
9.5mm	0 to 5

1.6 FINE AGGREGATE MATERIALS

- .1 **Fine Aggregate Type S6** (Sand): Natural river or bank sand; washed; free of silt, clay, loam, friable or soluble materials, and organic matter; graded to ASTM C136; within the following limits:

Fill type	Sieve Size	% Passing by Weight
Coarse Sand	5	100

1.7 EARTH FILL MATERIAL

- .1 **Topsoil Material Type A1**: Natural fertile, friable, agricultural soil meeting following requirements;

- .1 Not less than 6% organic material.
- .2 pH value ranging from 5.9 to 7.0.
- .3 Non-toxic to plant growth.
- .4 E.C.-Salinity reading not exceeding 1.5.

-
- .5 Reasonably free from subsoil, slag, clay, stone, lumps, live plants, roots, sticks, quack-grass, noxious weeds and foreign matter.
 - .2 **Native Excavated Material Type A2:** Clean, native excavated soil, free from organic matter, frozen materials, stone larger than 75 mm, building debris and other foreign matter.
 - .3 **Imported Clay Material Type A3:** Inorganic fine-grained soil, free from organic matter, stones larger than 50 mm, building debris and other foreign substances.
- 1.8 SOURCE QUALITY CONTROL**
- .1 Section 01 45 00: Source testing and analysis of aggregate material.
 - .2 Fine Aggregate Material - Testing and Analysis: Perform in accordance with ASTM D698.
 - .3 If tests indicate materials do not meet specified requirements, change material or material source and retest.
 - .4 Provide materials of each type from same source throughout the Work.
- Part 2 Execution**
- 2.1 STOCKPILING**
- .1 Stockpile materials on site at locations designated by Construction Manager.
 - .2 Stockpile in sufficient quantities to meet Project schedule and requirements.
 - .3 Separate differing materials with dividers or stockpile apart to prevent mixing.
 - .4 Direct surface water away from stockpile site so as to prevent erosion or deterioration of materials.
- 2.2 INSTALLATION**
- .1 See individual Sections for installation requirements.
- 2.3 STOCKPILE CLEANUP**
- .1 Remove stockpile, leave area in a clean and neat condition. Grade site surface to prevent free standing surface water.
 - .2 Leave unused materials in a neat, compact stockpile.
 - .3 If a borrow area is indicated, leave area in a clean and neat condition. Grade site surface to prevent free standing surface water.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Removal of topsoil and subsoil.
- .2 Cutting, grading, rough contouring the site for building pads, and parking areas, to provide temporary surface drainage.

1.2 RELATED SECTIONS

- .1 Section 01 45 00 - Quality Assurance: Testing fill compaction.
- .2 Section 31 05 16 - Soil Materials.
- .3 Section 31 05 16- Aggregate Materials.

1.3 REFERENCES

- .1 AASHTO T180-10 - Moisture-Density Relations of Soils Using a 4.54 kg (10-lb) Rammer and a 457 mm (18 inch) Drop.
- .2 ASTM C136-06 - Method for Sieve Analysis of Fine and Coarse Aggregates.
- .3 ASTM D698-07e1 - Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12 400 ft-lbf/cu ft (600 kN-m/cu m)).
- .4 ASTM D1556-07 - Test Method for Density and Weight Unit of Soil in Place by the Sand-Cone Method.
- .5 ASTM D1557-09 - Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/cu ft (2,700 kN-m/cu m)).
- .6 ASTM D2167-08 - Test Method for Density and Unit Weight of Soil in Place by the Rubber Balloon Method.
- .7 ASTM D2419-09 - Test Method for Sand Equivalent Value of Soils and Fine Aggregate.
- .8 ASTM D2434-68(2006) - Test Method for Permeability of Granular Soils (Constant Head).

1.4 CLOSEOUT SUBMITTALS

- .1 Section 01 78 10 00: Submission procedures.
- .2 Record Documentation: Accurately record actual locations of utilities remaining by horizontal dimensions, elevations or inverts, and slope gradients.

Part 2 Products

2.1 MATERIALS

- .1 Topsoil: Type A1 as specified in Section 31 05 16.
- .2 Subsoil Fill: Type A2 as specified in Section 31 05 16.
- .3 Structural Fill: Type A3 as specified in Section 31 05 16.

Part 3 Execution

3.1 EXAMINATION

- .1 Section 01 70 00: Verify existing conditions before starting work.
- .2 Verify that survey bench mark and intended elevations for the Work are as indicated.

3.2 PREPARATION

- .1 Identify required lines, levels, contours, and datum.
- .2 Stake and flag locations of known utilities.
- .3 Locate, identify, and protect utilities that remain, from damage.
- .4 Protect above and below grade utilities that remain.
- .5 Protect bench marks, survey control points existing sidewalks, paving, and curbs from excavating equipment and vehicular traffic.

3.3 SUBSOIL EXCAVATION

- .1 Excavate subsoil from areas to be further excavated, re-landscaped, or re-graded.
- .2 Do not excavate wet subsoil or excavate and process wet material to obtain optimum moisture content.
- .3 Remove subsoil from site or as directed by Construction Manager
- .4 Stockpile in area designated on site to depth not exceeding 2.5 m (8 ft) and protect from erosion. Remove from site, subsoil not being reused.
- .5 Stability: Replace damaged or displaced subsoil to same requirements as for specified fill.

3.4 FILLING

- .1 Fill areas to contours and elevations with unfrozen materials.
- .2 Place fill material on continuous layers and compact.
- .3 Maintain optimum moisture content of fill materials to attain required compaction density.
- .4 Slope grade away from building minimum 1.5:100 (2 inches in 10 ft), unless noted otherwise.
- .5 Make grade changes gradual. Blend slope into level areas.

3.5 TOLERANCES

- .1 Top Surface of Subgrade: Plus, or minus 30 mm in 3m (1/10 ft) from required elevation.

3.6 FIELD QUALITY CONTROL

- .1 Testing: To ASTM D1556.
- .2 If tests indicate Work does not meet specified requirements, remove Work, replace and retest.

3.7 SCHEDULES

- .1 Common Fill:
 - .1 Fill Type A2: Maximum (150 mm) 6 inches compacted depth.
 - .2 Compact to minimum 97% of maximum density.
- .2 Structural Fill:
 - .1 Fill Type A3: Maximum (150 mm) 6 inches compacted depth.
 - .2 Compact to minimum 100% of maximum density.

END OF SECTION

1. General

1.1 SECTION INCLUDES

- .1 This Section includes requirements for:
 - .1 Subgrade preparation for granular base construction.
 - .2 Sub-base and base course construction for asphalt paving.
 - .3 Sub-base and base course construction for gravel surfacing.

1.2 RELATED REQUIREMENTS

- .1 Section 31 05 06: Fill Materials:
- .2 Section 32 12 16: Asphalt Paving:

REFERENCE DOCUMENTS

American Society for Testing and Materials (ASTM):

1.3

- .1
 - .1 ASTM D698-07e1 Standard Test Method for Laboratory Compaction Characteristics of Soil Using Standard Effort (600 kN-m/m³).

1.4 PROTECTION

- .1 Restrict traffic over completed or partially completed work after inclement weather or at any time when there is tendency for subgrade material to work into base material.

1.5 UNIT PRICES

- .1 Subgrade Preparation:
 - .1 Unit Description: Scarification and compaction of subgrade as per geotechnical report recommendations
 - .2 Unit of Measure: Square metre.
- .2 Sub-base Course Construction:
 - .1 Unit Description: Sub-base gravel course construction including removal and disposal of unacceptable subgrade materials.
 - .2 Unit of Measure: Square metre, measured in place

.2 BASE COURSE:

- .1 Unit Description: Base gravel course construction.
- .2 Unit of Measure: Square metre, measured in place.

2. Products

2.1 MATERIALS

- .1 Refer to Section 31 05 16 for granular fill material products.
- .2 Granular Base: Aggregate Type S2. Compacted to 100% Standard Proctor.

3. Execution

3.1 SUBGRADE PREPARATION

As per geotechnical report recommendations

3.2 SUB-BASE COURSE CONSTRUCTION

As per geotechnical report recommendations

3.3 BASE COURSE CONSTRUCTION

As Per Geotechnical Report Recommendations

Do not conceal manhole covers, valve covers or catch basin rims.

3.5 COMPACTION EQUIPMENT

.1 Use smooth drum or pad type vibratory roller for gravel compaction.

END OF SECTION

1. General

1.1 RELATED REQUIREMENTS

- .1 Section 31 05 16 - Fill Materials:

1.2 REFERENCE DOCUMENTS

- .1 American Society for Testing and Materials (ASTM):

- | | | |
|----|----------------------|--|
| .1 | ASTM A185/ A185M-07 | Standard Specification for Steel Welded Wire Reinforcement, Plain, for Concrete. |
| .2 | ASTM C295-08 | Standard Guide for Petrographic Examination of Aggregates for Concrete. |
| .3 | ASTM C309-07 | Standard Specification for Liquid Membrane-Forming Compounds for Curing Concrete. |
| .4 | ASTM D1751-04 (2008) | Standard Specification for Preformed Expansion Joint Filler for Concrete Paving and Structural Construction (Nonextruding and Resilient Bituminous Types). |

- .1 Canadian Standards Association (CSA):

- | | | |
|----|------------------------|--|
| .1 | CAN/CSA-A5-98 | Portland Cement. |
| .2 | CSA A23.1-09/ A23.2-09 | Concrete Materials and Methods of Concrete Construction/ Methods of Test for Concrete. |
| .3 | CAN3-A266.1-M78 | Air-Entraining Admixtures for Concrete. |
| .4 | CSAG30.18-09 | Carbon Steel Bars for Concrete Reinforcement. |

1.3 UNIT PRICES

Unit of Work Description	Unit of Measurement	Method of Measurement
Sidewalks including Subgrade preparation, reinforcement and compacted sand cushion	m ²	Full width times length
Driveways and parking areas Including subgrade preparation, reinforcement and compacted granular cushion	m ²	Full width times length
Curbs and gutters including Subgrade preparation, reinforcement, compacted granular cushion, and backfilling	m	Length measured along top of curb
Aprons and pads including Subgrade preparation, reinforcement and compacted granular cushion	m ²	Full width times length

1.4 SUBMITTALS

- .1 Comply with requirements of Section 01 33 00 – Submittal Procedures Division 01.
- .2 Submit product literature for curing compound.

1.5 TESTING

- .1 The Client will appoint and pay for services of testing agency to do the following:
 - .1 Test fine and coarse aggregate.
 - .2 Take three test cylinders from load, or fraction thereof, of each type of concrete placed in any one day. Test cylinders will be cured on job-site under same conditions as concrete it represents.
 - .3 Test one cylinder in 7 days and remaining two cylinders in 28 days.
 - .4 Take at least one slump test and one entrained air test for each set of test cylinders taken.

- .5 Take one additional test cylinder when the temperature is likely to fall below 5°C within 48 hours after placement and no provisions have been made to heat the concrete to greater than 10°C. Test cylinder will be cured on job-site under same conditions as concrete it represents and to be tested in 7 days.
- .6 Immediately report results of field tests to the Contractor, for information only.
- .2 Submit the following to testing firm's laboratory:
 - .1 Proposed concrete mix design.
 - .2 Samples of fine and coarse aggregate, obtained in accordance with CSA A23.2, Sampling Aggregates for Use in Concrete.
 - .3 Results of Petrographic Examination to CSA A23.2, of aggregate representative of materials to be used for project.
- .3 Advise testing firm in advance of concrete placement.
- .4 The Consultant may order additional testing at any time. The Contractor shall pay for those tests which indicate failure to comply with requirements.

2. Products

2.1 MATERIALS

- .1 Sand Cushion: sand as specified in Section 31 0516.
- .2 Granular Cushion: 20 mm crushed gravel as specified in Section 31 0516.
- .3 Portland cement: to CAN/CSA-A5, grey color.
- .4 Aggregates for Concrete: to CSA A23.1 and as follows:
 - .1 Ironstone content of aggregate shall not exceed the following percentage by mass when tested to ASTM C295:
 - .1 Coarse Aggregate: maximum 1%.
 - .2 Fine Aggregate, Retained on 2.5 mm Sieve: maximum 1.5%.
- .5 Water: to CSA A23.1.
- .6 Air Entraining Admixture: to CAN3-A266.1.

2.2 REINFORCEMENT

- .1 Deformed Steel Bars: to CSA G30.18.
- .2 Welded Wire Fabric: to ASTM A185.
- .3 Tie Bar for Construction Joints: plain steel bars to CSA G30.18.
- .4 Anchor Pins: plain steel bar to CSA G30.18, hot dip galvanized, as detailed.

2.3 CONCRETE MIX

- .1 Conform to CSA A23.1 except as otherwise specified.
- .2 Supply concrete mix as follows:

	Min. Comp. Strength @ 28 Days (MPa)	Max. Water/ Cement Ratio	Nominal Aggreg. Size (mm)	Slump Range (mm)	Air Content Range %	Minimum Cement Content (kg/m ³)	Cement Type
All Concrete Paving, Curbs, and Gutters	30	0.45	20-5	30-70	6-8	335	[10][50]

- .3 Temperature of concrete mix at placing shall be no less than 10°C and no greater than 27°C. Provide mix toward lower end of temperature range during hot weather and toward higher end of temperature range during cold weather, in accordance with CSA A23.1.
- .4 Use of admixtures, other than air-entraining admixtures, are not permitted without prior written approval of The Client. Use of fly-ash is **not** permitted.

2.4 ACCESSORIES

- .1 Form oil: non-staining mineral type.
- .2 Formwork: premanufactured and profiled steel or woodforms.
- .3 Poured Joint Filler: Asphalt elastic compound.
- .4 Preformed Joint Filler: asphalt impregnated type to ASTM D1751.
- .5 Curing Compound: to ASTM C309, Type 2 white pigmented, Class B resin-based, liquid membrane-forming type.

3. Execution

3.1 SUBGRADE PREPARATION

- .1 Construct subgrade to elevation and grade indicated as per geotechnical report recommendation.
- .2 Compact subgrade to 95% Standard Proctor Maximum Dry Density.
- .3 Excavate soft spots and fill with 50 mm crushed gravel compacted to 95% Standard Proctor Maximum Dry Density.

3.3 REINFORCEMENT

- .1 Clean reinforcement of loose rust and millscale.
- .2 Place reinforcement as indicated on drawings.
- .3 Place 10M tie bars at 300 mm spacing and extend 300 mm into both sides of construction joints. Set half of the bar lengths in capped sleeves to allow longitudinal movement.

3.4 PLACING CONCRETE

- .1 Obtain the Consultant's approval of formwork and reinforcement before placing concrete.
- .2 Moisten sand and granular cushion to prevent absorption of water from freshly placed concrete.
- .3 Coat surfaces of manholes, catch basins with form oil to prevent bond with concrete.
- .4 Place concrete in accordance with requirements of CSA A23.1 unless otherwise specified.
- .5 Do not place concrete on, or against, any surface that is at less than 5°C or will lower the temperature of the concrete in place, below the values specified in CSA A23.1.
- .6 Vibrate by means of vibrating screed or pencil vibrator.
- .7 Ensure reinforcement, inserts, embedded parts, formed joints are not disturbed during concrete placement.
- .8 Screed concrete and float. Do not float while bleed water is still present.
- .9 End all pours using construction joints coinciding with surface or contraction joints.

3.5 JOINTS

- .1 Construct joints true to line with faces perpendicular to surface of paving. Construct transverse joints at right angles to paving centreline and longitudinal joints, unless otherwise indicated.
- .2 Expansion Joints at Building Face or Other Vertical Abutments: place 15 mm wide preformed joint filler 5 mm below finished surface for full width and depth of concrete.
- .3 Contraction Joints for Concrete Paving, Curbs and Gutters: construct 50 mm deep by 5 mm wide joints by means of marking tool or other approved method.
- .4 Surface Joints: construct 15 mm deep by 5 mm wide joints by means of marking tool or other approved method.
- .5 Align curb, gutter, and sidewalk joints.
- .6 See drawings for patterns and dimensions.

3.6 FINISHING

- .1 Remove face-of-curb and gutter forms after initial set of concrete.

- .2 Finish concrete surfaces as follows:

Item	Description of Finish
Sidewalks	Light broom pulled perpendicular to centreline
Curbs & Gutters	Trowel; and light broom pulled parallel to length
Vehicular Paving	non-skid finish

- .3 Do not trowel surfaces while bleed water is still present. Work surfaces as little as possible to achieve finish.
- .4 Edge Finishing: finish edges, including joints, with 50 mm wide edging tool having 6 mm radius edge.
- .5 Where broom finish specified, use approved nylon brush to provide uniform texture and pattern.
- .6 Do not add water before or during finishing operation.

3.7 CURING AND PROTECTION

- .1 Cure freshly deposited concrete in accordance with CSAA23.1.
- .2 Apply curing compound immediately after finishing, in accordance with manufacturer's instructions. Promptly re-coat areas subjected to heavy rainfall within 3 hours after initial application.
- .3 When ambient air temperature is at or below 5°C, or when there is a probability of it falling to 5°C within 24 hours of placing, provide cold weather protection until a period of 7 days of concrete temperature at or above 10°C has been attained. Protection shall meet requirements of CSAA23.1.
- .4 Estimate rate of surface moisture evaporation in accordance with CSA A23.1 and provide protection from drying as required.
- .5 Keep vehicular traffic off paved areas until paving has cured sufficiently to support such loads.

3.8 TOLERANCES

- .1 Meet following criteria for exposed concrete surfaces:
- .1 Trueness of surface: 6 mm maximum deviation in 3 m length.
- .2 Elevation: 15 mm maximum deviation from drawings.
- .3 Alignment: 25 mm maximum deviation from drawing

END OF SECTION

Part 1 General

1.1 Section Includes

- .1 Materials and installation for Lighting.

1.2 Related Sections

- .1 This section of the specification forms part of the contract documents and is to be read, interpreted and coordinated with all other parts.

1.3 References

- .1 American National Standards Institute (ANSI)
 - .1 ANSI C82.1-04, Lamp Ballasts-Line Frequency Fluorescent LampBallast.
 - .2 ANSI C82.4-02(R2007), Ballasts for High-Intensity-Discharge and Low-Pressure Sodium Lamps Multi SupplyType.
- .2 AmericanNationalStandardsInstitute/InstituteofElectricalandElectronicsEngineers (ANSI/IEEE)
 - .1 ANSI/IEEE C62.41-1991, Recommended Practice for Surge Voltages in Low-Voltage AC PowerCircuits.
- .3 ASTM InternationalInc.
 - .1 ASTM F1137-00(2006), Standard Specification for Phosphate/Oil and Phosphate/Organic Corrosion Protective Coatings forFasteners.
- .4 Canadian Standards Association (CSAInternational)
 - .1 CSA C22.1 (current edition), Canadian Electrical Code, Part1
- .5 ICES-005-07, Radio Frequency LightingDevices.
- .6 Underwriters' Laboratories of Canada(ULC)

1.4 Submittals

- .1 Provide submittals in accordance with Section 01 33 00 - SubmittalProcedures.
- .2 ProductData:
 - .1 Provide manufacturer's printed product literature, specifications and datasheet and include product characteristics, performance criteria,physical size, finish andlimitations.
- .1 Closeout Submittals:
 - .1 Provide maintenance data for materials for incorporation intomanual specified in Section 01 78 00 - CloseoutSubmittals.
 - .2 Data necessary for maintenance ofmaterials.
 - .3 Manufacturers recommended list of spareparts.

1.5 Delivery, Storage AndHandling

- .1 Deliver, store and handle materials in accordance with Section 01 61 00 - Common ProductRequirements.
- .2 Deliver materials to site in original factory packaging, labelled with manufacturer's name, address.

Part 2 Products

2.1 Finishes

- .1 Light fixture finish and construction to meet ULC listing and CSA certification related to intended installation.

2.2 Optical Control Devices

- .1 As coordinated on site with the Owner/design-builder.

2.3 Luminaires

- .1 As determined by design-build contractor and Owner.

Part 3 Execution

3.1 Installation

- .1 Locate and install luminaires as indicated on Architectural Drawings.
- .2 Provide adequate support to suit.

3.2 Wiring

- .1 Connect luminaires to lighting circuits:
 - .1 Install flexible or rigid conduit for luminaires as required.
 - .2 Paint Conduit to match adjacent surfaces.

3.4 Luminaire Alignment

- .1 Align luminaires mounted in continuous rows to form straight uninterrupted line.

3.5 Maintenance – Clearances

- .1 Provide clearance around systems, equipment and components for observation of operation, review, servicing, maintenance and as recommended by manufacturer and CEC, Part 1.

3.6 Cleaning

- .1 Clean in accordance with Section 01 74 11 – Cleaning.
 - .1 Remove surplus materials, excess materials, rubbish, tools and equipment.

END OF SECTION 26 50 00

March 15, 2021

Voshell Architecture
10308 100 Ave 2nd Floor
Fort Saskatchewan, AB
T8L 1Z1

Re: Budgetary Proposal for a 400'0" Canopy, Located in Fox Creek, Alberta.

Dear Mr. Voshell:

Thank you for the opportunity to provide this budgetary quotation. Our figure is based on our previous experiences with similar past projects. The building will conform to the Alberta Building Code. This budget is based on using Standard specifications and details and they shall prevail unless otherwise noted. This budget includes the scope outlined as follows per your requests:

- On site experienced supervision as required to complete the project.
- Site office, washrooms, garbage bin and job site fencing included.
- We have included a contingency allowance of \$75,000 for piling (Screw) pending final design when a Geotechnical report/final engineer design is available. (Pile Extension) extra if required.
- Concrete sidewalk extension (4.5' wide x 400' long), includes all prep, forming, rebar, concrete and place and finish.
- Steel Structure
 - HSS post and frames on 20ft centers c/w baseplates over ~ 400ft length
 - 8"x3" a 14ga Roof Purlins on 24" centers
 - Center area span of ~ 59ft with structural girts
 - MC914 screw down cladding over roof area c/w trim
 - Roof liner to underside of purlins
 - 20ga custom gutter with downspouts (grade level discharge)
 - HD angle ice rake
 - MakLoc standard finish
- Repair landscaping between sidewalk and existing building
- Forty-Two (42) Light fixtures (\$250 per light allowance)
- Heat Trace line to gutter and downspouts (800 total feet)
- One year warranty on workmanship and materials.

Not Included

- All design or engineering
- Anything not specifically included above

Total Budget is estimated to be around \$938,651.00 GST extra.

Makloc Construction Inc would be pleased to meet with you to discuss the project in more details and provide a full turn-key proposal. If you have any question regarding this budget, please call.

Yours truly,

Jordan Desroches

SUBMIT TO: Todd.Voshell@vosharch.ca and Mike.Belitsky@vosharch.ca

On behalf of the Owner: Town of Fox Creek

PROJECT: Fox Creek Recreation Center Canopies, Fox Creek Alberta

BIDDER: THOMPSON BUILDERS INC.

(Legal Name)

411 SOUTH AVENUE, SPRUCE GROVE, AB. T7X 3B5

(Street Address)

SPRUCE GROVE, ALBERTA, T7X 3B5

(City, Province, Postal Code)

1 Bid Price

- 1.1 I/We hereby offer to enter into a Contract to perform the Work required by the Bid Documents, and to furnish all materials, plant and labour necessary for the proper completion of the Work for the Bid Price, the amount of which is in Canadian funds and is inclusive of PST and HST (if applicable) but exclusive of GST, indicated below.

THREE MILLION, THREE HUNDRED NINETY SIX, SIX HUNDRED NINETY NINE	Dollars \$	3,396,699.00
<i>Bid Price #1 Stated in Words (Including Allowances)</i>		<i>Total in Figures</i>

SEE EXCLUSIONS	Dollars \$	-
<i>Bid Price #2 Stated in Words (Including Allowances)</i>		<i>Total in Figures</i>

- 1.2 Submitted this 24TH day of AUGUST ~~2020~~ 2021

- 1.3 We have included herewith, the required security Bid Bond and Consent of Surety as required by the Instructions to Bidders.

- 1.4 We also confirm receipt of 2 of 2 Addenda issued, and considered those Addenda in the preparation of this bid.

2 Declarations

- 2.1 I/We agree to attain Substantial Performance of the Work, within 12 months of executing of the Agreement. OR as defined in the suggested phasing.
- 2.2 I/We state that no person, firm or corporation other than the undersigned has any interest, financial or otherwise, in this Bid or in the proposed Contract for which the Bid is made;
- 2.3 I/We hold that this bid is held irrevocable and is open to acceptance by the Owner until 60 days after the bid closing time.
- 2.4 I/We agree that within five (5) days after notification in writing by the Owner of the acceptance of this Bid, within the time limits of the bid acceptance period stated above, that we will:

- 2.4.1 Execute the Agreement between Owner and Contractor as specified in Section 00 52 13 – Owner – Contractor Agreement


- 2.4.2 Commence construction within seven (7) days of the date of acceptance of this Bid or other period as may be directed in writing by the Owner. Furnish Contract Security as outlined in Section 00 21 13 – Contract Security Attachments.

3 CHANGES

- 3.1 On extra work authorized by Owner, allowance for overhead and profit shall be as follows:
- 3.1.1 For work performed by Contractor's own forces, Contractor shall be entitled to 10% for overhead on actual cost of material and labour and an additional 5% for profit on above total.
- 3.1.2 For work performed by Subcontractors:
- 3.1.2.1 Each Subcontractor shall be entitled to 10% for overhead on actual cost of material and labour and an additional 5% for profit on above total and
- 3.1.2.2 Contractor shall be entitled to 5% of Subcontractors total.
- 3.1.3 For work performed by Sub-subcontractors:
- 3.1.3.1 Each Sub-subcontractor shall be entitled to 10% for overhead on actual cost of material and labour and additional 5% for profit on above total.
- 3.1.3.2 Subcontractor shall be entitled to 5% of Sub-subcontractors total and
- 3.1.3.3 Contractor shall be entitled to 5% of above total.
- 3.2 If a change results in a decrease in cost, amount of credit to be given to Owner shall be amount of actual decrease, without overhead and profit.
- 3.3 If a change involves both extras and credits and results in an increase in cost, overhead and profit shall be allowed on increase only.
- 3.4 This Bid includes the following:
- 3.4.1 Appendix A – Separate and Itemized Prices.
- 3.4.2 Appendix B – Force Labour and Equipment Rates


4 Signatures

SIGNED, SEALED AND SUBMITTED for and on the behalf of:


Signature of Bidder's Authorized Representative


MICHAEL LEITCH
Name of Bidder's Authorized Representative

GENERAL MANAGER
Title or Status of Person Signing Above(Print/Type)


Witness's Signature or Corporate Seal

NEIL MATHEW / CFO
Name/Title of Witness

MICHAEL LEITCH
Contact Name for Required Bid Clarification (If Necessary)


Contact Number(s)

APPENDIX A – SEPARATE PRICE FORM

PROJECT: Fox Creek Recreation Center Canopies

BIDDER: THOMPSON BUILDERS INC.
(Legal Name)

SEPARATE PRICES

The following are our Separate Prices for the Work listed hereunder. Such Work and amounts, which are inclusive of PST and HST (if applicable) but exclusive of GST, ARE INCLUDED in our Bid Price.

The Prices listed are firm until date of Substantial Performance of the Project. These prices include all labour, material, equipment, supervision, transportation, financing, overhead and fees to complete the work as listed.

Trade Package	Description of Work	Separate Price
	Phase 1 - Font Canopy	\$ [REDACTED]
	Phase 2 – South Canopies	\$ [REDACTED]
	Phase 3 – Extension of HVAC	\$ [REDACTED]
		\$
		\$

ITEMIZED PRICES

The following Itemized Prices, which are inclusive of PST and HST (if applicable) but exclusive of GST, ARE INCLUDED in our Bid Price and are herein broken out separately for Owner's Accounting purposes.

Trade Package	Description of Work	Itemized Price
	Not Used	
	Snow Barrier Option 2 (not included in bid price)	

APPENDIX B – FORCE LABOUR AND EQUIPMENT RATES

PROJECT: Fox Creek Recreation Center Canopies

BIDDER: THOMPSON BUILDERS INC.
(Legal Name)

1. It is understood that:
 - .1 This Schedule of Labour and Equipment Rates is subject to Owners' acceptance and will be used solely for evaluating Trade Contractor Proposals for changes in the Work.
 - .2 The Owner has not established, and does not intend to establish, minimum wages or benefits applicable to the Work, other than those required bylaw.
 - .3 TheForceLabourRatesareallinclusivefortotallabourcostincludingpayrollburden, **but excluding overhead and profit**, as listed as \$/Hour

2. Schedule: Provide all requested information.

3. Force Labour Rates for Personnel Employed by Trade Contractor:

Name of Trade	Trade Classification	Regular Time	Premium Time
CARPENTRY	Journeyman		
	Apprentice		
	Labourer		

4. Labour Rates for Trade Sub-subcontractors:

Name of Trade	Trade Classification	Regular Time	Premium Time
IRON WORKER	WELDER	\$	\$
IRON WORKER	FOREMAN		
IRON WORKER	FIELD SUPERINTENDENT		
-	-	-	-

5. Construction Equipment: All inclusive Rates, list all equipment proposed for use on this project, mark N/A if no equipment is being used:

Equipment Description	Estimated Hours	Cost Per Unit		Regular Time/Hour	Over Time/Hour	Day Month Week
		Move-On	Move-Off			
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

Attach additional sheets as necessary to complete Force Labour and Equipment Rates

END OF SECTION



REQUEST FOR DECISION

SUBJECT:	Grande Cache Community Event Centre		
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 17, 2022	CAO: SW	MANAGER: KG
DEPARTMENT:	COMMUNITY SERVICES	DIR: MH	PRESENTER: KG
STRATEGIC PLAN:	Development	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) - N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Committee of the Whole accept the presentation regarding the Grande Cache Community Events Centre for information, as presented.

BACKGROUND/PROPOSAL:

The Grande Cache Recreation Centre has an area within the building that was formerly utilized as a swimming pool prior to the construction of the new recreation complex. The swimming pool area remains as an open cavity space to-date utilized as minimal storage. In 2009, a concept drawing of a Multi-Purpose Recreation Events Centre for this area was prepared; however, the project did not proceed.

In the Grande Cache community, large events or gatherings are held in the arena or in the curling rink with seating capacity of approx. 300 – 400 people. Smaller sized events are currently held at the Eagles Nest, Tourism Information Centre, Legion or the Golf Course Clubhouse to name a few with seating capacity of approximately 30 – 100 people.

The community currently has no venue of a professional standard to host, meetings, weddings and other social events. Administration has considered various options in addressing a community need as well as dealing with the unutilized space within the recreation facility.

Community Event Centre / Community Hall

- An event centre would fill a void within the community in hosting larger events such as weddings, conferences, meetings etc. The Centre would serve as not only a catalyst for the community but may be an economic asset in attracting outside clients in visiting the Grande Cache area. The proposed area would have an approximate seating capacity of 300 – 400 people.

Administration continues with the recommended process as follows:

- Council decision regarding the facility concept.
- Request for proposals for the design and engineering.
- Council approval of the design and tender.
- Tendering of the project.
- Construction in 2022.

Administration, recommended that the stand-alone Event Centre / Community Hall would prove to be the most beneficial option for the Grande Cache community.

Motion: 21.07.387 – that council authorize Administration to enter into an agreement with GEC Architecture, Edmonton, Alberta to provide design service for the Grande Cache Event Centre Community Hall in the amount of \$209,950.00 plus GST, with funds to come from the Recreation Capital Budget.

Administration is presenting the result of the tendered design services for Greenview Council review.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is to allow the Committee of the Whole the opportunity to ask questions and provide feedback.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Committee of the Whole has the alternative to amend or take no action to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion at this time.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion at this time.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

Grande Cache Events Centre – PowerPoint

Date	Chief Administrative Officer Action Log	Responsible Party	NOTES/STATUS
	22 04 26 RCM		
April 26,2022	<p>MOTION: 22.04.231 Moved by: COUNCILLOR SALLY ROSSON That Council transfer \$5,926.16 to the Economic Development and transfer \$5,926.16 to the Health and Safety 2022 capital budgets from Fleet and Equipment Reserves for the purchase of the departments 2022 vehicle purchases.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p style="text-align: center;">CARRIED</p>	Corp. Serv.	Complete added to 2022 budget
April 26,2022	<p>MOTION: 22.04.230 Moved by: COUNCILLOR WINSTON DELORME That Council award the 2022 Sport Utility Vehicle Tender to Windsor Ford, Grande Prairie Alberta, for two units, with an upset limit of \$103,852.31, with funds to come from the Economic Development and Health and Safety 2022 Capital Budget.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow</p> <p style="text-align: center;">CARRIED</p>		Complete added to 2022 budget

April 26,2022	<p>MOTION: 22.04.221 Moved by: COUNCILLOR DALE SMITH That Council authorise administration to request an extension, from the Minister of Municipal Affairs, to submit the 2021 Audited Financial Statements and 2021 Financial Information Return to July 5,2022.</p> <p>For: Deputy Reeve Bill Smith, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p>Absent: Councillor Delorme</p> <p>CARRIED</p>	Corp. Serv.	Complete
April 26,2022	<p>MOTION: 22.04.219 Moved by: COUNCILLOR DUANE DIDOW That Council approve the additional funds of \$23,664.88 to be transfer from Fleet and Equipment Reserves to the 2022 Environmental Services capital project ES22001.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p>CARRIED</p>	Corp. Serv.	Complete added to 2022 budget
April 26,2022	<p>MOTION: 22.04.218 Moved by: COUNCILLOR RYAN RATZLAFF That Council approve the purchase of one new 2022 Bobcat TL619 Telehandler from Bobcat of The Peace with an upset limit of \$118,664.88, with funds to come from the Environmental Services 2022 Capital Budget ES22001.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p>CARRIED</p>		Complete

April 26,2022	<p>MOTION: 22.04.218 Moved by: COUNCILLOR JENNIFER SCOTT That Council transfer the additional funding of \$518,200.00 from Unrestricted Reserves to the Facility Maintenance 2022 Capital Budget project FM20013 for the DeBolt Public Service Building Addition.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p>Against: Councillor Dale Smith</p> <p>CARRIED</p>	Corp. Serv.	Complete added to 2022 budget
April 26,2022	<p>MOTION: 22.04.217 Moved by: COUNCILLOR TOM BURTON That Council award the DeBolt Public Service Building Addition to Southwest Design and Construction Ltd. In the amount of \$859,170.00 with funds to come from the 2022 Facility Maintenance Capital budget project FM20013.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Berry, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p>Against: Councillor Dale Smith, Councillor Sally Rosson</p> <p>CARRIED</p>		Complete
April 26,2022	<p>MOTION: 22.04.233 Moved by: COUNCILLOR DALE SMITH That Council direct Administration to request joint council meetings with the Sturgeon Lake Cree Nation and the Town of Fox Creek.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p>CARRIED</p>	CAO	In Progress
April 26,2022	Councillor Didow makes a notice of motion that Council direct Administration to provide a report regarding Greenview's historical support of the Willmore Wilderness Foundation.	CAO	

April 26,2022	<p>MOTION: 22.04.232 Moved by: COUNCILLOR WINSTON DELORME</p> <p>That Council direct Administration not to proceed with the renewal of the 2022 Membership with Safer Roads Alliance, in the amount of \$10,000.00.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p>Against: Councillor Dale Smith</p> <p style="text-align: center;">CARRIED</p>	Comm. Serv	Complete
April 26,2022	<p>MOTION: 22.04.229 Moved by: COUNCILLOR RYAN RATZLAFF</p> <p>That Council direct Administration to send a letter to Honourable Minister Nate Horner and CC the MLA's and RMA in support of the Smoky Hemp Decortication Ltd. initiative and efforts to diversify the Peace Region agricultural industry.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p style="text-align: center;">CARRIED</p>	Comm. Serv.	
April 26,2022	<p>MOTION: 22.04.223 Moved by: COUNCILLOR DAVE BERRY</p> <p>That Council direct Administration to call a meeting with the Town of Valleyview and Greenview Intermunicipal Collaboration Framework Committee.</p> <p>For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Dale Smith, Councillor Tom Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p style="text-align: center;">CARRIED</p>	CAO	In Progress
22 04 19 COTW			

April 19, 2022	<p>MOTION: 22.04.42 Moved by: COUNCILLOR DAVE BERRY That Committee of the Whole recommend Council direct Administration to proceed with the Greenview Grant Program at the May 10.2022, Council meeting.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Dale Smith, Councillor Delorme, Councillor Ratzlaff, Councillor Rosson, Councillor Berry, Councillor Burton, Councillor Scott, Councillor Schlieff, Councillor Didow.</p> <p style="text-align: center;">CARRIED</p>	Comm. Serv.	In progress, will be presented at the May 24th Council Meeting.
April 12, 2022	<p>MOTION: 22.04.168 Moved by: COUNCILLOR DUANE DIDOW That Council award a service contract for road maintenance grading services at the Co-ops, Enterprises, & Local Roads in the Grande Cache Area to McNeil Construction for 4 years beginning on May 1, 2022 with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.169 Moved by: COUNCILLOR SALLY ROSSON That Council award a service contract for road maintenance grading services in the DeBolt/Goodwin area to Down to Earth Oilfield Excavating Ltd. for 4 years beginning on May 1, 2022, with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	I&P	Complete

April 12, 2022	<p>MOTION: 22.04.170 Moved by: COUNCILLOR DALE SMITH That Council award a service contract for road maintenance grading services for the Forestry Trunk Road Area 1 to Rutt Busters Road Maintenance for 4 years beginning on May 1, 2022, with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04. 171 Moved by: COUNCILLOR RYAN RATZLAFF That Council award a service contract for road maintenance grading services for the Forestry Trunk Road Area 2 to Rutt Busters Road Maintenance for 4 years beginning on May 1, 2022, with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.172 Moved by: COUNCILLOR DAVE BERRY That Council award a service contract for road maintenance grading services for the Forestry Trunk Road Area 3 to Klassen Brothers Northern Ltd. for 4 years beginning on May 1, 2022 with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete

April 12, 2022	<p>MOTION: 22.04.173 Moved by: COUNCILLOR RYAN RATZLAFF That Council award a service contract for road maintenance grading services for the Forestry Trunk Road Area 4 to Klassen Brothers Northern Ltd. for 4 years beginning on May 1, 2022 with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: right;">CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.174 Moved by: COUNCILLOR SALLY ROSSON That Council award a service contract for road maintenance grading services for the Puskwaskau Area to Down to Earth Oilfield Excavating Ltd. for 4 years beginning on May 1, 2022 with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: right;">CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04. 175 Moved by: COUNCILLOR JENNIFER SCOTT That Council award a service contract for road maintenance grading services for the Sturgeon Heights/Clarkson Valley Area to Down to Earth Oilfield Excavating Ltd. for 4 years beginning on May 1, 2022 with funds to come from Operations' operational budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: right;">CARRIED</p>	I&P	Complete

April 12, 2022	<p>MOTION: 22.04-176 Moved by: COUNCILLOR DUANE DIDOW That Council award the Range Road 64 Regrade Project to Wild West Dirt Works Ltd. for \$1,641,645.00, for a total project cost of \$1,844,713.50, with funds to come from the 2022 Road Construction Capital Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Delorme,</p> <p>Against: Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.177 Moved by: COUNCILLOR SALLY ROSSON That Council approve additional funding of \$283,767.50 to be transferred from reserves to the RD18008/RR 64 Regrade project in the 2022 Roads Construction Capital Budget, for the reason of increased costs occurred.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete Added to 2022 Capital Budget
April 12, 2022	<p>MOTION: 22.04.178 Moved by: COUNCILLOR SALLY ROSSON That Council award the Engineering for the Base Pave project on Range Road 230 to Beairsto & Associates Ltd. in the amount of \$134,871.54 with funds to come from the 2022 Road Surfacing Capital Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete

April 12, 2022	<p>MOTION: 22.04.179 Moved by: COUNCILLOR JENNIFER SCOTT That Council award the overlay project on Range Road 251 to WSP for engineering in the amount of \$68,302.08, with funds to come from the 2022 Road Surfacing Capital Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Scott, Councillor Ratzlaff, Councillor Delorme, Councillor Burton Against: Councillor Berry, Councillor Rosson</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.180 Moved by: COUNCILLOR CHRISTINE SCHLIEF That Council award Township Road 692 Regrade project to PME Inc. for \$1,268,172.97, for a total project cost of \$1,513,696.27, with funds to come from the 2022 Capital Roads Budget.</p> <p>For: For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme. Against: Councillor Burton</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.181 Moved by: COUNCILLOR SALLY ROSSON That Council approve additional funding of \$513,696.27 to be transferred from reserves to the RD20008/TWP Road 692 project in the 2022 Road Construction Capital Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	Corp. Serv.	Complete Added to 2022 Capital Budget

April 12, 2022	<p>MOTION: 22.04.184 Moved by: DEPUTY REEVE BILL SMITH That Council authorize Administration to enter into a contract with WaterSMART Solutions Ltd., Calgary, Alberta with an upset limit of \$1,263,000.00 for the Greenview Industrial Gateway Water Application Management Process, Project GI-22003, with funds to come from the Greenview Industrial Gateway Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	GIG	In Progress
April 12, 2022	<p>MOTION: 22.04.185 Moved by: COUNCILLOR DAVE BERRY That Council authorize Administration to enter into an agreement with Yardstick for the purchase, installation, and support of the Nutanix Cluster (servers) for all of Greenview as per the Request for Proposal #AB-2022--00619, for a cost of \$1,026,275.00 plus GST, with funds to come from the 2022 Information Systems Capital Budget.</p> <p>For: For: Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Burton.</p> <p>Against: Deputy Reeve Bill Smith, Councillor Delorme</p> <p>CARRIED</p>	I/S	
April 12, 2022	<p>MOTION: 22.04.186 Moved by: COUNCILLOR DALE SMITH That Council increase the 2022 capital budget cost of the server(s) by \$500,000.00 to \$1,100,000.00 accommodating global pricing changes and delivery costs, coming from the Information Services Capital Budget.</p> <p>For: Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Burton.</p> <p>Against: Deputy Reeve Bill Smith, Councillor Delorme.</p> <p>CARRIED</p>	I/S	Complete

April 12, 2022	<p>MOTION: 22.04.187 Moved by: COUNCILLOR DUANE DIDOW That Council award Contract 3 – Secondary Clarifier Equipment to WesTech Engineering LLC in the amount of \$460,800.00 with funds to come from the approved Capital Budget, Project WW19002.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.188 Moved by: COUNCILLOR DAVE BERRY That Council award Contract 4 – Ultraviolet Treatment Equipment to Ramtech Enterprises Ltd. / Trojan Technologies ULC in the amount of \$228,020.00 with funds to come from the approved Capital Budget, Project WW19002.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.189 Moved by: COUNCILLOR RYAN RATZLAFF That Council award Contract 5 – Biosolids Dewatering Equipment to Fournier Industries Inc. in the amount of \$834.950.00 with funds to come from the approved Capital Budget, Project WW19002.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.190 Moved by: COUNCILLOR JENNIFER SCOTT That Council award the DeBolt Lift Station Forcemain construction contract to Glen Armstrong Construction Ltd. in the amount of \$825,030.00 with funds to come from the approved 2022 Capital Budget, Project WW20005.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	I&P	Complete

April 12, 2022	<p>MOTION: 22.04.191 Moved by: COUNCILLOR DALE SMITH That Council approve to proclaim the week of May 9 – 13, 2022 as Economic Development Week in the Municipal District of Greenview.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	Comm Serv	
April 12, 2022	<p>MOTION: 22.04.192 Moved by: COUNCILLOR CHRISTINE SCHLIEF That Council authorize Administration to provide a letter to the City of Grande Prairie in support of their bid for the 2024 Alberta Winter Games.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	CAO serv	In Progress
April 12, 2022	<p>MOTION: 22.04.193 Moved by: COUNCILLOR WINSTON DELORME That Council approve a sponsorship in the amount of \$3,000.00 to the Aseniwuche Winewak Nation for the Annual Round Dance in Grande Cache on April 30, 2022, with funds to come from the Community Services Miscellaneous Grants Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p>CARRIED</p>	Comm Serv	Complete
April 12, 2022	<p>MOTION: 22.04.194 Moved by: COUNCILLOR DUANE DIDOW That Council approve sponsorship in the amount of \$500.00 to Community Futures West Yellowhead for the Lemonade Day Event to be hosted in Grande Cache on June 18, 2022, with funds to come from the Economic Development Miscellaneous Grants to Organizations Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton.</p> <p>CARRIED</p>	Comm Serv	Complete

April 12, 2022	<p>MOTION: 22.04.199 Moved by: COUNCILLOR SALLY ROSSON That Council write a Letter of support for grant funding from the Alberta Community Partnership under the Intermunicipal Collaboration component for the Municipal District of Smoky River No. 130, Big Lakes County, and the MD of Greenview partnership for a water service delivery framework report.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	CAO serv	
April 12, 2022	<p>MOTION: 22.04.200 Moved by: COUNCILLOR DUANE DIDOW That Council agrees to provide up to \$20,000.00 for reclamation and approval costs of the Old High Prairie Bridge campsite to be included in the 2022 final budget, with funds to come from the Recreation Administration budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton.</p> <p style="text-align: center;">CARRIED</p>	Comm Serv	
April 12, 2022	<p>MOTION: 22.04.201 Moved by: COUNCILLOR TOM BURTON That Council approve the phased breakdown for information as presented.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	I&P	Complete
April 12, 2022	<p>MOTION: 22.04.202 Moved by: COUNCILLOR JENNIFER SCOTT That Council authorize Administration to transfer \$50,000.00 from Infrastructure reserves to a new capital line item in 2022 for the DeBolt Creek Stabilization.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Delorme, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	Corp. Serv.	Complete Added to 2022 Capital Budget DR22002

April 12, 2022	Councillor Dave Berry makes a Notice of Motion that Council direct Administration to explore other options regarding the EOI short gravel hauls by April 26, Regular Council Meeting.		
22 03 22 RCM			
March 22, 2022	<p>MOTION: 22.03.140 Moved by: COUNCILLOR DUANE DIDOW That Council choose the five Food Banks that serve Greenview residents (Fox Creek, Valleyview, DeBolt, Grande Prairie and Grande Cache) as the donation recipient(s) for the 2022 Clay Shoot Stakeholder Event, with the total funds raised split equally among them. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	Communications	
March 22, 2022	<p>MOTION: 22.03.150 Moved by: COUNCILLOR DAVE BERRY That Council direct Administration to bring back the Beaver Incentive Program policy to PRC for review. For: Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry Against: Deputy Reeve Bill Smith, Councillor Burton</p> <p>CARRIED</p>	Leg Serv	Complete
March 22, 2022	<p>MOTION: 22.03.151 Moved by: COUNCILLOR DALE SMITH That Council approve the destruction of a crop over 20 acres in size for Case File 12-3032. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	Ag. Services	In progress
March 22, 2022	<p>MOTION: 22.03.152 Moved by: DEPUTY REEVE BILL SMITH That Council approve the destruction of a crop over 20 acres in size for Case File 12-3297. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	Ag. Services	In progress

March 22, 2022	<p>MOTION: 22.03.153 Moved by: COUNCILLOR DAVE BERRY That Council approve the destruction of a crop over 20 acres in size for Case File 12-5057. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	Ag. Services	In progress
March 22, 2022	<p>MOTION: 22.03.154 Moved by: COUNCILLOR WINSTON DELORME That Council direct Administration to investigate the procedure on changing the Seniors Housing Management Body boundaries. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry Against: Councillor Dale Smith, Councillor Tom Burton</p> <p>CARRIED</p>	Comm Serv	In progress
March 22, 2022	<p>MOTION: 22.03.155 Moved by: COUNCILLOR DUANE DIDOW That Council direct administration to come up with a plan for options for the ball diamond/RV Storage area within Grande Cache and bring back a report to the June 14, 2022, Regular Council Meeting. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	I&P/Rec	In Progress
March 22, 2022	<p>MOTION: 22.03.156 Moved by: COUNCILLOR DUANE DIDOW That Council direct administration to provide a full written accounting and deficiency report on the Grovedale water distribution system and water treatment plant to the June 21, 2022, Committee of the Whole meeting. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	I&P	In Progress
March 22, 2022	<p>MOTION: 22.03.157 Moved by: COUNCILLOR DUANE DIDOW That Council direct administration to investigate commercial land opportunities in Grande Cache for the purpose of Economic Development. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	Ec. Dev	In progress

March 22, 2022	<p>MOTION: 22.03.161 Moved by: DEPUTY REEVE BILL SMITH</p> <p>That Council direct Administration to develop a fair valuation sales price and investigate the feasibility of selling the Greenview Veterinary Clinic.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>Against: Councillor Dale Smith</p> <p>CARRIED</p>	Ag. Services	In progress
March 22, 2022	<p>MOTION: 22.03.161 Moved by: REEVE TYLER OLSEN</p> <p>That Council direct Administration to request letters of support from our Regional Partners in support of the Carbon Sequestration expression of interest proposal for the MD of Greenview.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	CAO/Comm Serv.	Complete
22 03 08 RCM			
March 8, 2022	<p>MOTION: 22.03.122 Moved by: COUNCILLOR DAVE BERRY</p> <p>That Council approve the purchase of a Salford Fertilizer Spreader from Flaman, Edmonton, Alberta in the amount of \$40,900, with \$5,900.00 additional funds to be added to the Ag. Services Capital Budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	Ag. Services	In progress
March 8, 2022	<p>MOTION: 22.03.123 Moved by: COUNCILLOR CHRISTINE SCHLIEF</p> <p>That Council direct the Greenview Communications Department to proceed with the Greenview Newsletter as a quarterly publication with the first publication to be direct mailed to all ratepayers, with the option of signing up to have future newsletters direct mailed.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	Communications	
March 8, 2022	<p>MOTION: 22.03.128 Moved by: COUNCILLOR DALE SMITH</p> <p>That Council defer motion "Policy 1027 Signing Authority" to a future Council Meeting.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry</p> <p>Against: Councillor Burton</p> <p>CARRIED</p>	Corp Serv.	Complete

March 8, 2022	<p>MOTION: 22.03.132 Moved by: COUNCILLOR WINSTON DELORME</p> <p>That Council direct Administration to contact AWN, Mountain Metis, and Muskeg Seepee Cooperative for the purpose of exploring a partnership to research flooding issues on and near the Muskeg Seepee Cooperative.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	I&P	In Progress
March 8, 2022	<p>MOTION: 22.03.133 Moved by: COUNCILLOR SALLY ROSSON</p> <p>That Council direct administration to research the implications of the rising fuel costs and provide potential solutions to consider.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	I & P	Complete
March 8, 2022	<p>MOTION: 22.03.134 Moved by: COUNCILLOR SALLY ROSSON</p> <p>That Council direct Administration to switch the gravel hauls to an hourly rate until the April 12 Regular Council Meeting, at which time will be reviewed again.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry</p> <p>CARRIED</p>	I&P	Complete
22 02 22 RCM			
February 22, 2022	<p>MOTION: 22.02.98 Moved by: COUNCILLOR DAVE BERRY</p> <p>That Administration assemble the requested information regarding the Sunset House Water Treatment Plant Upgrade to bring back to a future Committee of the Whole.</p> <p>For: Deputy Reeve Bill Smith, Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry, Councillor Delorme</p> <p>CARRIED</p>	I & P	In Progress
February 22, 2022	<p>MOTION: 22.02.103 Moved by: COUNCILLOR TOM BURTON</p> <p>That Council approve the purchase of a 2022 Volvo L110H Wheel Loader from Strongco with an upset limit of \$379,950.00 with funds to come from the 2022 Operations Interim Capital Budget.</p> <p>For: Deputy Reeve Bill Smith, Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry, Councillor Delorme</p> <p>CARRIED</p>	I & P	Complete

February 22, 2022	<p>MOTION: 22.02.104 Moved by: COUNCILLOR TOM BURTON That Council approve the purchase of one new 2022 Broom Bear street sweeper from Joe Johnson Equipment with an upset limit of \$352,250.00 with funds to come from Operations 2022 Interim Capital Budget. For: Deputy Reeve Bill Smith, Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Berry, Councillor Delorme</p> <p>CARRIED 22 02 15 COTW</p>	I & P	Complete
February 15, 2022	<p>MOTION: 22.02.25 Moved by: COUNCILLOR SALLY ROSSON That Committee of the Whole recommend to Council to have Administration bring back more information regarding Contractor Management Software options such as Avetta, Complyworks, and ISN to a future Committee of the Whole. For: Reeve Olsen, Councillor Scott, Councillor Ratzlaff, Councillor Burton, Councillor Rosson, Councillor Smith, Councillor Schlieff, Councillor Didow, Councillor Berry Absent: Deputy Reeve Bill Smith</p> <p>CARRIED 22 02 08 RCM</p>	CORP Serv	Complete
February 8, 2022	<p>MOTION: 22.02.74 Moved by: COUNCILLOR TOM BURTON That Council direct Administration to bring back costs in a staged approach to stabilize the bank for DeBolt Creeks within the Hamlet of DeBolt. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Dale Smith, Councillor Schlieff, Councillor Rosson, Councillor Scott, Councillor Ratzlaff, Councillor Berry, Councillor Burton</p> <p>CARRIED 22 01 25 RCM</p>	I&P	Complete

January 25, 2022	<p>MOTION: 22.01.42 Moved by: COUNCILLOR SALLY ROSSON That Council direct Administration to continue enforcement proceedings requiring Deep Valley Power Systems Ltd. to remove the fence from Range Road 223 service road right-of-way on plan 1246RS Lot A by July 31, 2022. For: Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Ratzlaff, Councillor Berry Against: Deputy Reeve Bill Smith Absent: Councillor Scott, Councillor Burton</p> <p style="text-align: center;">CARRIED</p> <p>MOTION: 22.01.43 Moved by: COUNCILLOR DAVE BERRY That Council rescind motion 20.01.13, directing Administration to enter into a road lease / licence agreement. For: Reeve Olsen, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Ratzlaff, Councillor Berry Against: Deputy Reeve Bill Smith Absent: Councillor Scott, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	I&P	In Progress Stop Order has been sent.
January 25, 2022	<p>MOTION: 22.01.45 Moved by: REEVE TYLER OLSEN That Council authorize Administration to sell surplus Fire Truck F9 to Foothills Forest Products, located in the Grande Cache area of Alberta in the amount of \$7500.00. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Ratzlaff Against: Councillor Berry Absent: Councillor Scott, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	CAO Serv.	
January 25, 2022	<p>MOTION: 22.01.55 Moved by: DEPUTY REEVE BILL SMITH That Council direct Administration to acquire quotes for a renovation design of the Eagles Nest Hall in Grande Cache, Alberta for the purpose of establishing a professional services building. For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Didow, Councillor Dale Smith, Councillor Delorme, Councillor Schlieff, Councillor Rosson, Councillor Ratzlaff, Councillor Berry Absent: Councillor Scott, Councillor Burton</p> <p style="text-align: center;">CARRIED</p>	Comm. Serv	Complete
22 01 18 COTW			
22 01 11 RCM			

January 11, 2022	<p>MOTION: 22.01.10 Moved by: COUNCILLOR WINSTON DELORME</p> <p>That Council direct Administration to renew the property lease on a month-by-month basis, plus additional property taxes – RV Storage Lot 1-53 Block 40 Plan 7822521 Grande Cache, Alberta, under customer ID 187501 with Clasik Home Hardware.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Burton, Councillor Didow, Councillor Delorme, Councillor Smith, Councillor Ratzlaff, Councillor Scott, Councillor Rosson, Councillor Berry, Councillor Schlieff</p> <p style="text-align: center;">CARRIED</p>	P&D	In Progress
January 11, 2022	<p>MOTION: 22.01.21 Moved by: DEPUTY REEVE BILL SMITH</p> <p>That Council direct Administration to do preliminary design work in 2022 for a Potable Trickle Feed Water Point in Nose Creek, with a build date of 2023.</p> <p>Absent: Councillor Smith</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Burton, Councillor Didow, Councillor Delorme, Councillor Ratzlaff, Councillor Scott, Councillor Rosson, Councillor Berry, Councillor Schlieff</p> <p style="text-align: center;">CARRIED</p>	I&P	In Progress
January 11, 2022	<p>MOTION: 22.01.23 Moved by: COUNCILLOR WINSTON DELORME</p> <p>That Council direct Administration to re-establish the water well and equipment that existed previously at PT-10-57-5 W6M Muskeg Seepee Cooperative, with funds to come from the 2022 Capital budget.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Burton, Councillor Didow, Councillor Delorme, Councillor Smith, Councillor Ratzlaff, Councillor Scott, Councillor Rosson, Councillor Berry, Councillor Schlieff</p> <p style="text-align: center;">CARRIED</p>	I&P	In Progress
January 11, 2022	<p>MOTION: 22.01.26 Moved by: COUNCILLOR DALE SMITH</p> <p>MOTION: That Council approve the land purchase of 1,943.28 acres, all located within Township 67, Range 5, W6M and includes lands within N ½ Section 10, NW ¼ Section 11, S ½ Section 14, all Section 15, E ½ Section 16, E ½ Section 21, all Section 22, W ½ Section 23, W ½ Section 27, SW ¼ Section 34, for the Greenview Industrial Gateway project as per the appraised assessment value per acre established by the Government of Alberta, with an upset limit of \$3,000,000.00, with funds to come from the Economic Development Reserve.</p> <p>For: Reeve Olsen, Deputy Reeve Bill Smith, Councillor Burton, Councillor Didow, Councillor Delorme, Councillor Smith, Councillor Ratzlaff, Councillor Scott, Councillor Rosson, Councillor Berry, Councillor Schlieff</p> <p style="text-align: center;">CARRIED</p>	CAO Serv.	In Progress
21 12 21 COTW			
21 12 14 RCM			

December 14, 2021	<p>MOTION: 21.12.655 Moved by: COUNCILLOR SALLY ROSSON</p> <p>That Council direct Administration to offer the lease of the Greenview Veterinary Clinic to Poz and Hooves Animal Care Ltd for a 3-year term set out as follows:</p> <p>-\$3000.00 per month building lease and \$500.00 per month equipment lease from January 1, 222, to December 31, 2022.</p> <p>-\$3250.00 per month building lease and \$500.00 per month equipment lease from January 1, 2023, to December 31, 2023</p> <p>-\$3500.00 per month building lease and \$500.00 per month equipment lease from January 1, 2024, to December 31, 2024</p> <p style="text-align: center;">CARRIED</p>	Comm. Serv.	In Progress
December 14, 2021	<p>MOTION: 21.12.670 Moved by: COUNCILLOR DALE SMITH</p> <p>That Council direct Administration to submit two letters to Minister of Environment and Parks, one regarding the delay in renewals of leases, and one regarding private land sales.</p> <p style="text-align: center;">CARRIED</p>	I.&P.	In progress
21 11 09 RCM			
21 10 26 RCM			
October 26, 2021	<p>Councillor Berry makes a Notice of Motion that Council direct Administration to provide a status report including potential partnership options on the replacement of the Alberta Transportation Bridge BF# 73971, located at NW 20-69-19 W5.</p>	I&P	In Progress
21 10 12 RCM			
21 09 28 RCM			
September 28, 2021	<p>MOTION: 21.09.484 Moved by: COUNCILLOR DALE GERVAIS</p> <p>That Council authorize Administration to hold a Clay Shoot event on September 8, 2022, with a budget upset limit of \$30,000 with funds to come from the 2022 Greenview Communications Budget.</p> <p style="text-align: center;">CARRIED</p>	Comms	
21 09 21 COTW			
21 09 14 RCM			
21 08 24 RCM			

August 24, 2021	<p>MOTION: 21.08.427 Moved by: COUNCILLOR DALE GERVAIS That Administration bring back a report on the legal ownership regarding properties in which municipal assets exist where the municipality does not own the land.</p> <p>FOR: Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Acton, Reeve Dale Smith, Councillor Chapman, Councillor Gervais, Councillor Burton, Deputy Reeve Bill Smith</p> <p>CARRIED</p>	Corp. Serv.	In progress - part of the AM project and Insurance/Contract Review
21 07 28 Special CM			
21 07 27 RCM			
21 07 20 COTW			
21 06 22 RCM			
21 06 15 COTW			
21 06 08 RCM			
June 8, 2021	<p>MOTION: 21.06.294 Moved by: COUNCILLOR DALE GERVAIS☐ That Council direct Administration to work with the landowner to submit an application for a road closure to a portion of road plan 8921846.</p> <p>CARRIED</p>	I & P	In progress June 2022, this will be brought back to Council for rescinding.
June 8, 2021	<p>MOTION: 21.06.298 Moved by: COUNCILLOR DALE GERVAIS☐ That Council direct Administration to discontinue the use of the Greenview Regional Multiplex Logo for external and internal advertising and promotion, and have it replaced with the MD of Greenview Corporate Logo.</p> <p>CARRIED</p>	Comms	In Progress
21 05 25 RCM			
May 25, 2021	<p>MOTION: 21.05.273 Moved by: COUNCILLOR TYLER OLSEN☐ That Council direct Administration to pursue option #1 A for the purpose of addressing multiple driveways encroachments onto municipal land located at 272 Mawdsley Crescent, Grande Cache Alberta, if landowner compliance is not achieved.</p> <p>CARRIED</p>	Planning & Development	In progress
May 25, 2021	<p>MOTION: 21.05.274 Moved by: COUNCILLOR TYLER OLSEN☐ That Council direct Administration to pursue Option B to rectify encroachment issues located on properties adjacent to Lot 41MR Grande Cache, Alberta, excluding 272 Mawdsley Crescent.</p> <p>CARRIED</p>	Planning & Development	Letter sent -- Waiting for all replies
May 25, 2021	<p>MOTION: 21.05.275 Moved by: COUNCILLOR TYLER OLSEN☐ That Council direct Administration to pursue option A to rectify the encroachment issues on Leonard Street, Grande Cache Alberta, if compliance is not achieved by landowner.</p> <p>CARRIED</p>	Planning & Development	Letters sent waiting for all replies

21 05 18 COTW			
21 05 11 RCM			
21 04 27 RCM			
21 04 13 RC Meeting			
April 13, 2021	<p>MOTION: 21.04.196 Moved by: COUNCILLOR LES URNESS</p> <p>That Council direct Administration to research the concept of polling the rural and small urban municipalities in British Columbia, Alberta, Saskatchewan and Manitoba to form an association as a federal voice similar to FCM.</p> <p>For: UNANIMOUS Opposed:</p> <p>CARRIED</p>	CAO Services	In Progress
21 03 24 RC Meeting			
March 23, 2021	<p>MOTION: 21.03.148 Moved by: COUNCILLOR WINSTON DELORME</p> <p>That Council direct Administration to contact the City of Grande Prairie and the County of Grande Prairie to come up with a funding agreement in regards to Nitehawk Year Round Adventure Park.</p> <p>CARRIED</p>	Community Services	In progress
21 03 09 RC Meeting			
March 9, 2021	<p>MOTION: 21.03.116 Moved by: COUNCILLOR ROXIE CHAPMAN</p> <p>That Council direct Administration to enter Greenview into an agreement with the County of Grande Prairie for the development of a Class B fire training facility, located at 60051 Highway 668, County of Grande Prairie, totalling \$250, 000 with funds to come from the Municipal Stimulus Funding Grant Program.</p> <p>CARRIED</p>	Fire Services	<p>In Progress</p> <p>Included in 2021 budget</p>
21 02 23 RC Meeting			

February 23, 2021	<p>MOTION: 21.02.081 Moved by: COUNCILLOR DALE GERVAIS That Council direct Administration to develop a stand-alone policy to deal with perceived conflict of interest.</p> <p>Favour: Councillor Didow, Reeve Dale Smith, Councillor Chapman, Deputy Reeve Bill Smith, Councillor Urness, Councillor Gervais.</p> <p>Opposed: Councillor Delorme, Councillor Acton, Councillor Burton, Councillor Olsen</p> <p>CARRIED</p>	Leg Services	Going to PRC June In Progress
21 02 09 RC Meeting			
February 9, 2021	<p>MOTION: 21.02.042. Moved by: COUNCILLOR DUANE DIDOW</p> <p>That Council direct Administration to draft a bylaw prohibiting the use of firearms and bows within the Hamlet of Grande Cache (Ward 9).</p> <p>CARRIED</p>	CAO Serv.	In progress Going to May 24 Council meeting
21 01 26 RC Meeting			
21 01 19 COTW Meeting			
21 01 12 RC Meeting			
January 12, 2021	<p>MOTION: 21.01.003. Moved by: DEPUTY REEVE BILL SMITH</p> <p>That Council authorize administration to enter into an agreement with the Landry Heights Homeowners Association for the purpose of operating a community park within the municipal reserve located at SE-15-70-6 W6M</p> <p>CARRIED</p>	Rec. Serv.	In progress
20 12 14 RC Meeting			
20 11 09 RC Meeting			
November 9, 2020	<p>MOTION: 20.11.589. Moved by: COUNCILLOR WINSTON DELORME</p> <p>That Council authorize Administration to enter into an agreement with the Grande Prairie Youth Emergency Shelter in the amount of \$500,000.00 for the construction of a new youth emergency shelter in Grande Prairie, Alberta, contingent on the security of the balance of the funding for the project, with funds to come from the 2021 Community Service Budget.</p> <p>CARRIED</p>	Com. Serv.	In progress, accrued to 2022, pending applicant's remaining funding being secured.
20 10 13 RC MEETING			
20 09 21 COTW Meeting			
20 09 14 RC Meeting			
20 05 25 RC Meeting			
20 01 27 RC Meeting			
20 01 13 RC Meeting			
19 06 10 RC Meeting			
	18 10 09 RC Meeting		

Oct. 9, 2018	<p>MOTION: 18.10.559. Moved by: COUNCILLOR BILL SMITH That Council direct Administration to pursue the purchase of public land in the Grovedale area for industrial development, once Alberta Environment and Parks has reviewed their application to purchase process. CARRIED</p> <p>MOTION: 18.10.560. Moved by: REEVE DALE GERVAIS That Council rescind motion 18.10.559., in regard to the Grovedale Public Land Purchase. CARRIED</p> <p>MOTION: 18.10.561. Moved by: COUNCILLOR BILL SMITH That Council direct Administration to pursue the purchase of public land, NE 35-68-6 W6M and the NW 36-68-6 W6M, in the Grovedale area for industrial development. CARRIED</p>	I & P	In Progress- Could take 2+ years, just arranged for digital sketch to be provided.
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